



Planning Commission Executive Summary

Issue Title: Zoning Use Table Update
Meeting Date: October 19, 2021
Time Required: 120+ minutes
Department: Department of Community Development (DCD)
Attendees: Angie Silva, Liz Williams, Darren Gurnee, and Melissa Shumake

Action Requested At This Meeting:

Continue deliberations on proposed code amendments to the Kitsap County Code Title 17 'Zoning' and consideration of public comments.

Background

The Kitsap County Department of Community Development (Department) is updating its zoning allowed use tables found in Kitsap County Code Title 17 'Zoning', Chapter 17.410. The primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

- **Housing Equity and Diversity.** The project will encourage a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.
- **Economic Development.** The project will encourage economic development by:
 - Scaling land uses to streamline the level of permit review required.
 - Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.
- **Making the Code Easier to Use.** Finally, the project will improve predictability and ease of use for applicants and permit reviewers.

Public Hearing

The Planning Commission held a public hearing on the proposed amendments on September 21, 2021 per Kitsap County Code (KCC) 21.08.100 (review by planning commission).

Prior to this public hearing, on July 30, 2021, the Department released a draft Ordinance, staff report, and supporting documents regarding this update. The staff report includes findings, conclusions, and proposed recommendations. Per KCC

21.08.100, the staff report was made available to the public a minimum of 10 days before the Planning Commission public hearing. Materials are available on the project website (<https://tinyurl.com/ZoningUseTableUpdate>) and are outlined below:

Staff Report

- A. Proposed Code Changes
 - 1. [Ordinance](#)
- B. Maps
 - 1. [Kitsap County Zoning Map – Countywide](#)
- C. State Environmental Policy Act (SEPA)
 - 1. [SEPA Determination](#)
 - 2. [SEPA Checklist](#)
- D. Supplemental Materials
 - 1. [Scope of Amendments Matrix](#)
 - 2. [Zone Purpose Statements](#)
 - 3. [Preliminary Feedback](#)
 - 4. [Detailed Changes: Definitions](#)
 - 5. [Detailed Changes: Allowed Use Tables](#)
 - 6. [Detailed Changes: Footnote Re-location Guide](#)
 - 7. [Public Participation Plan](#)

A public comment period on proposed amendments began on August 20, 2021 and remained open until September 21, 2021, at which time the Planning Commission unanimously approved extending the written comment period to 5:00 pm on September 24, 2021.

Following the close of the written comment period, the Department received and recorded 77 comments since the opening of the public comment period on August 20, 2021. Responses for most of the public comments were transmitted to the Planning Commission on October 4, 2021, and the remainder will be transmitted on October 15, 2021.

Planning Commission Deliberations and Recommendation Process

On October 5, 2021, the Planning Commission commenced deliberations on the proposed amendments and consideration of public comments. The Planning Commission deliberations were continued to the October 19, 2021 Planning Commission meeting. In anticipation of formal recommendations by the Planning Commission consistent with KCC 21.08.100, the Department will transmit draft Findings of Fact in advance of the November 16, 2021 Planning Commission meeting. Also, given that November 2, 2021 is election night, and the meeting is cancelled, the Planning Commission may want to consider advertising for a special meeting in early November, depending on the availability of Planning Commission members.

State Environmental Policy Act (SEPA) Review

The [SEPA Checklist was posted on the project website on July 30, 2021](#). A [SEPA Determination of Non-significance](#) was issued for proposed amendments on September 7, 2021. A fourteen-day comment period concluded on September 21st. No comments were received.

Recent and Upcoming Outreach

Consistent with the approved Public Participation Plan, outreach efforts since the Planning Commission's last briefing on October 5, 2021, include:

- October 6, 2021 – Board of County Commissioners briefing - *complete*
- October 19, 2021 – Planning Commission deliberation session #2
- October 27, 2021 – Board of County Commissioners briefing
- November 1, 2021 – Manchester Zoning Committee consultation
- November 16, 2021 – Planning Commission deliberation session #3 (if needed) and/or Findings of Fact
- December 13, 2021 – Board of County Commissioners briefing=

Next Steps

- Planning Commission deliberations beginning in October 2021 and recommendation to the Department no later than December 2021.
- Board of County Commissioners Public Hearing in late February 2022.
- Board of County Commissioners Adoption in late March 2022.

Attachments:

1. Part 2 Department Comment Responses



Introduction to the Planning Commission Public Comment Response Matrix: PART 2

This Comment Response Matrix includes only the public comments received during the Kitsap County Planning Commission comment period of August 20, 2021 – September 21, 2021 and extended to September 24, 2021 by Planning Commission on September 21, 2021 that were identified as “response pending” with a yellow highlight in Part 1 of the Response Matrix. Part 1 was transmitted to the Planning Commission on October 4, 2021. The comments are organized by commenter, summary of comments received and Department response. Column one is the number of the comment. Column two indicates the name and organization, if applicable, of the commenter. The Summary of Comment column includes a summary of each public comment. The Department Response column indicates whether a change to the proposed code amendment is recommended and associated rationale. The full written comment letters have previously been transmitted to the Planning Commission in advance of the October 5, 2021 meeting.

Planning Commission Public Comment Matrix: DETAILED COMMENTS				
Ref #	Name (Org)	Type	Summary of Comment	Staff Response
PC 5	Nick Bond (City of Port Orchard)	Email + Attachment	Inconsistency with RCW 58.17.040 State Subdivision Act	<p>Thank you for your comments, please see proposed revisions to 17.415.305 Allowed Use Standards for Manufactured/mobile/RV/park-model/tiny home park.</p> <p>17.415.305 Manufactured/mobile/RV/park-model/tiny home park. Manufactured home/mobile/RV park/park-model/tiny home parks must meet the following requirements:</p> <p>A. Utilities. The use, individual units, or individual sites shall be completely and adequately served by utilities for potable water and sanitation approved by the Health District.</p> <p>B. Building lot coverage. The maximum building lot coverage is sixty percent, including accessory buildings.</p> <p><u>BC.</u> Accessory buildings. Buildings and structures accessory to a home shall be allowed. An accessory roof or awning may be attached to a home and shall be considered a part thereof. Automobile parking spaces may be covered with a carport.</p> <p><u>CD.</u> Access. All drives within the park shall be constructed in accordance with Title 12. Drives, sidewalks and paths shall be provided consistent with county road standards. and residential subdivision standards outlined in Title 16.24.</p> <p>E. Setbacks. There shall be at least a ten-foot setback between homes, and between any building(s) within the park. There shall be at least a ten-foot setback between any designated parking space and any building.</p> <p><u>DF.</u> Screening. There shall be sight-obscuring fencing, or landscaping or natural vegetated buffers at least eight feet wide on all sides of the park. Such screening</p>

				<p>shall contain openings suitable to provide direct pedestrian access to adjoining streets and trails.</p> <p>G. Recreational Areas/Open Space. At least five hundred square feet for each home space shall be made available in a centralized location or locations for recreational uses. Recreational areas/open space shall be provided as described in 16.24</p> <p>E.H. Binding Site plan. A complete and detailed binding site plan shall be submitted in support of the permit. The binding site plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, parking, and roads and recreational areas. Consistent with the underlying zoning, standards set forth in KCC 16.24.040 and 16.24.050 apply. The Director may <u>also</u> require additional information as necessary to determine whether all the above conditions and other applicable provisions of this code are met.</p>
PC 8	Tim Trohimovich (Futurewise)	Email + Attachment	The amendments must limit the uses to the LAMIRDs in which they were located in 1990 and must limit their size and scale of those uses in that LAMIRD in 1990.	<p>Thank you for your comments, please see attached proposed revisions to LAMIRD use tables.</p> <p>Staff reviewed, revised, and updated the proposed changes for LAMIRD zones based on previously existing uses and analysis of what is appropriate for LAMIRDs.</p> <p>Uses in Type I LAMIRDs should principally serve the existing and projected local rural residents and be consistent with the size, scale, use, and intensity of existing uses when the LAMIRD was established;</p> <p>Uses in Type III LAMIRDs should be small-scale businesses that provide job opportunities for rural residents and conform to rural character.</p>
PC 10	Carrilu Thompson	Email	<ul style="list-style-type: none"> • 106 Guest Houses: require an Administrative Conditional Use Permit (ACUP) in the Manchester Village Low Residential (MVLr) and Manchester Village Residential (MVR) zoning designations. • 108 Cottage housing development: <ul style="list-style-type: none"> ○ Only allow as part of a mixed use development project with commercial uses in the Manchester Village Commercial (MVC) zoning designation. ○ Prohibit in MVLr and MVR zoning designations. • 110 Duplex: <ul style="list-style-type: none"> ○ Prohibit in the MVLr and MVR zoning designations 	Thank you for your comment, please see response #8.
PC 13	Kathlene Barnhart (Suquamish Tribe)	Email + Attachment	The amendments must limit the uses to the LAMIRDs in which they were located in 1990 and must limit their size and scale of those uses in that LAMIRD in 1990.	Thank you for your comment, please see response #8.

After reviewing public comments related to uses in the LAMIRD zones, DCD staff have updated proposed revisions to uses in LAMIRDs. Where a permission level is highlighted in yellow, staff is changing the proposal from the draft ordinance. This document also includes proposed changes for the Planning Commissions consideration to Chapter 17.415 ‘Allowed Use Standards’ for the uses allowed in the LAMIRD zones.

Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.”

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS											TYPE III LAMIRDS		Notes or comments:		
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360E		TTEC 17.360E	
Zoning Classification (1)(3)(4) →	KVC	KVLR	KVR	MVC	MVLR	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR				
Categorical Use (1)(3)(4) ↓																
RESIDENTIAL USES																
102 100	Accessory living quarters dwelling unit, attached	ACUP	P	P	— ACUP	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	C	P	P	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
100 102	Accessory dwelling units, detached	ACUP	P	P	— ACUP	€ ACUP	€ ACUP				C	ACUP	ACUP	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
110 104	Caretaker dwelling	ACUP	--	--	--	--	--				--	--	--	P	P	
126 106	Guest house	--	--	--	--	P	P				C	P	P	--	--	
Dwelling, family living																
114 108	Cottage housing developments	€ ACUP	ACUP P	ACUP P	— €	— ACUP	— ACUP	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	€ ACUP	€ ACUP	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
116 110	Dwelling, Duplex	€ ACUP	ACUP P	ACUP P	--	P	P				--	€ P	€ P	--	--	
118	Dwelling, existing	P	P	P	P	P	P				P	P	P	P	P	Categorical use removed.

328 112	Recreational Vehicle Camping Parks Manufactured/mobile/ RV/park- model/tiny home park	--	€	€	--	€	€				--	€	€	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
132 114	Mobile home	C	C	C	--	--	--				--	--	--	--	--	
120 116	Dwelling, Multifamily Multiple family	€ ACUP	€ ACUP	€ ACUP	--	€ ACUP	€ ACUP				€	€ ACUP	€ ACUP	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
122 118	Dwelling, Single- family attached	C	P	P	--	P	P				C	P	P	--	--	
124 120	Dwelling, Single- family detached (includes manufactured homes)	C	P	P	€ P	P	P				C	P	P	--	--	
Dwelling, group living																
106 122	Adult family home	ACUP P	€ P	€ P	€ P	€ P	€ P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP P	ACUP P	ACUP P	--	--	RCW 70.128.140(2) requires that adult family homes be a permitted use in all areas zone for residential or commercial purposes, including areas zoned for single-family dwellings.
124	Group Living (1 to 6 rooms)	ACUP	ACUP	ACUP	ACUP	C	C				ACUP	C	C	--	--	New categorical use
109	Boarding house	€	€	€	--	--	--				--	--	--	--	--	Combined with Group Living (1-6 rooms).
112	Convalescent home or congregate care facility	ACUP	€	€	ACUP	--	--				--	--	--	--	--	
134	Residential care facility	ACUP	ACUP	ACUP	--	--	--				€	--	--	--	--	
126	Group Living (7 or more rooms)	C	C	C	C	ACUP	ACUP				C	ACUP	ACUP	--	--	New categorical use
112	Convalescent home or congregate care facility	ACUP	€	€	ACUP	--	--				--	--	--	--	--	Combined with Group Living (7 or more rooms).
134	Residential care facility	ACUP	ACUP	ACUP	--	--	--				€	--	--	--	--	

128	<u>Permanent transitory accommodations, small, large, safe parks, and indoor</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>				<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	Transferred from KCC 17.505. Permissibility is not changing.	
Other Residential Uses																	
130	<u>Bed and breakfast house, 1-4 rooms</u>	<u>ACUP</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>ACUP</u>	<u>ACUP</u>	<u>See section 17.700 Appendix F</u>	<u>See section 17.700 Appendix F</u>	<u>See section 17.700 Appendix F</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>--</u>	<u>--</u>	Split use based on KCC 17.410.050 A.34. Permissibility is not changing.	
132	<u>Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>--</u>	<u>C</u>	<u>C</u>				<u>C</u>	<u>C</u>	<u>C</u>	<u>--</u>	<u>--</u>		
134	<u>Home business, incidental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>P</u>	<u>P</u>				<u>--</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>--</u>		Transferred from KCC 17.410.060 B.1. Permissibility is not changing.
136	<u>Home business, minor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>P</u>	<u>P</u>				<u>--</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>--</u>		
138	<u>Home business, moderate</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>--</u>	<u>ACUP</u>	<u>ACUP</u>				<u>--</u>	<u>ACUP</u>	<u>ACUP</u>	<u>--</u>	<u>--</u>		
140	<u>Vacation rentals, 1-4 rooms</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>--</u>	<u>ACUP</u>	<u>ACUP</u>							<u>ACUP</u>	<u>ACUP</u>		<u>ACUP</u>
142	<u>Vacation rentals, 5 or more rooms</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>--</u>	<u>C</u>	<u>C</u>				<u>C</u>	<u>C</u>	<u>C</u>	<u>--</u>	<u>--</u>		
COMMERCIAL USES																	
Hotels or Hospitality																	
202 200	Adult entertainment	--	--	--	--	--	--	<u>See section 17.700 Appendix F</u>	<u>See section 17.700 Appendix F</u>	<u>See section 17.700 Appendix F</u>	--	--	--	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.	
226 202	Conference center	<u>--</u> <u>ACUP</u>	--	--	<u>--</u> <u>ACUP</u>	--	--				<u>--</u> <u>ACUP</u>	--	--	--	--		--
234 204	Drinking establishments	<u>€</u> <u>ACUP</u>	--	--	<u>€</u> <u>ACUP</u>	--	--				<u>€</u> <u>ACUP</u>	--	--	P	--		<u>--</u> <u>P</u>

222	Brew pubs	ACUP	--	--	ACUP	--	--				€	--	--	ACUP	--	Combined with Drinking establishments.
238 206	Espresso stands	ACUP	--	--	P	--	--				C	--	--	P	P	
208	Event facility	€	==	==	€	==	==				€	==	==	==	==	New categorical use The Department suggests changing the proposal to a prohibited use.
130 210	Hotel/motel	ACUP	--	--	€ ACUP	--	--				- ACUP	--	--	--	--	
212	Resort	€	==	==	==	==	==				==	==	==	==	==	New categorical use The Department suggests changing the proposal to a prohibited use.
286 214	Restaurants, high turnover with drive-thru service	C	--	--	ACUP	--	--				C	--	--	P	--	
284 216	Restaurants, without drive-thru service	ACUP P	--	--	P	--	--				ACUP P	--	--	P	P	
Retail																
206 218	Auction house	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	P	P	
216 220	Automobile, mobile home , recreational vehicle, or boat sales	- €	--	--	- €	--	--				- €	--	--	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
270	Mobile home sales	--	--	--	--	--	--				--	--	--	--	--	Combined with Automobile, mobile home, recreational vehicle, or boat sales.
210 222	Automobile, recreational vehicle or boat rentals	C	--	--	--	--	--				--	--	--	--	--	
288	Recreational vehicle rental	--	--	--	--	--	--				--	--	--	--	--	Combined with Automobile, recreational vehicle or boat rentals.
240 224	Equipment sales, rentals and repair, heavy	- €	--	--	- €	--	--				- €	--	--	P	- ACUP	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
242	Farm and garden equipment and sales	€	--	--	--	--	--				€	--	--	P	--	Combined with Equipment sales, rentals and repair, heavy.

240 226	Equipment sales, rentals and repair, light	ACUP	--	--	ACUP	--	--
242	Farm and garden equipment and sales	€	--	--	€	--	--
240 228	Equipment sales, rentals and repair, recreational	ACUP	--	--	ACUP	--	--
218	Nonmotorized recreation rentals	P	--	--	P	--	--
214 230	Automobile service station Fuel or charging station, with convenience store	€	--	--	€	--	--
214 232	Automobile service station Fuel or charging station, without convenience store	ACUP	--	--	ACUP	--	--
252 234	General retail merchandise stores – less than 4,000 s.f.	ACUP P	--	--	€ P	--	--
208	Auto parts and accessory stores	ACUP	--	--	€	--	--
220	Boat/marine supply stores	ACUP	--	--	P	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--
242	Farm and garden equipment and sales	€	--	--	€	--	--
280	Pet shop—retail and grooming	ACUP	--	--	P	--	--
254 236	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP P	--	--	ACUP P	--	--
208	Auto parts and accessory stores	ACUP	--	--	€	--	--
220	Boat/marine supply stores	ACUP	--	--	P	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--

ACUP	--	--	P	P	
€	--	--	P	€	Combined with Equipment sales, rentals and repair, light.
ACUP	--	--	P	P	
P	--	--	€	€	Combined with Equipment sales, rentals and repair, recreational.
ACUP	--	--	ACUP	€	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
ACUP	--	--	ACUP	€	
ACUP P	--	--	P	€ P	
€	--	--	P	€	Combined with General retail merchandise stores – less than 4,000 s.f.
€	--	--	P	€	
P	--	--	P	€	
€	--	--	P	€	
€	--	--	P	€	
ACUP P	--	--	ACUP	€	Based on public comments received, the Department suggests prohibiting the categorical use.
€	--	--	P	€	Combined with General retail merchandise stores – 4,000 to 9,999 s.f.
€	--	--	P	€	
P	--	--	P	€	

242	Farm and garden equipment and sales	€	--	--	--	--	--
280	Pet shop—retail and grooming	ACUP	--	--	P	--	--
256 238	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	€	--	--
208	Auto parts and accessory stores	ACUP	--	--	€	--	--
220	Boat/marine supply stores	ACUP	--	--	P	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--
242	Farm and garden equipment and sales	€	--	--	--	--	--
280	Pet shop—retail and grooming	ACUP	--	--	P	--	--
258 240	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	€	--	--
208	Auto parts and accessory stores	ACUP	--	--	€	--	--
220	Boat/marine supply stores	ACUP	--	--	P	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--
242	Farm and garden equipment and sales	€	--	--	--	--	--
280	Pet shop—retail and grooming	ACUP	--	--	P	--	--
260 242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--
208	Auto parts and accessory stores	ACUP	--	--	€	--	--
220	Boat/marine supply stores	ACUP	--	--	P	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--

€	--	--	P	--	
€	--	--	P	--	
C	--	--	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and prohibit the categorical use.
€	--	--	P	--	Combined with General retail merchandise stores – 10,000 to 15,000 s.f.. categorical use.
€	--	--	P	--	
P	--	--	P	--	
€	--	--	P	--	
€	--	--	P	--	
€	--	--	P	--	
€	--	--	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
€	--	--	P	--	Categorical use reviewed under the General retail merchandise stores – 15,001 to 24,999 s.f. categorical use.
€	--	--	P	--	
P	--	--	P	--	
€	--	--	P	--	
€	--	--	P	--	
€	--	--	P	--	
--	--	--	--	--	
€	--	--	P	--	Categorical use reviewed under the General retail merchandise stores – 25,000 s.f. or greater categorical use.
€	--	--	P	--	
P	--	--	P	--	

242	Farm and garden equipment and sales	€	--	--	--	--	--				€	--	--	P	--	
280	Pet shop—retail and grooming	ACUP	--	--	P	--	--				€	--	--	P	--	
268 244	Lumber and bulky building material sales	--	--	--	--	--	--				ACUP	--	--	P	--	
246	Marijuana retailer	--	--	--	--	--	--				--	--	--	<u>P</u>	--	Transferred from KCC 17.520. Permissibility is not changing.
272 248	Nursery, retail	ACUP <u>P</u>	€ --	€ --	ACUP <u>P</u>	€ --	€ --				ACUP <u>P</u>	€ --	€ --	P	--	
274 250	Nursery, wholesale	ACUP	C	C	--	C	C				ACUP	C	C	P	-- <u>P</u>	
Offices and Services																
212 254	Automobile or recreational vehicle repair and carwashes	ACUP	--	--	-- <u>ACUP</u>	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	€ <u>ACUP</u>	--	--	ACUP	-- <u>ACUP</u>	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
212 256	Automobile repair and Carwashes	ACUP <u>P</u>	--	--	-- <u>P</u>	--	--				€ <u>P</u>	--	--	ACUP	-- <u>P</u>	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
224 258	Clinic, medical	ACUP <u>P</u>	--	--	ACUP <u>P</u>	--	--				€ <u>ACUP</u>	--	--	C	P	
230 260	Day-care center	€ <u>P</u>	C	C	ACUP <u>P</u>	C	C				ACUP <u>P</u>	C	C	P	P	
232 262	Day-care center, family home-based	€ <u>P</u>	€ <u>P</u>	€ <u>P</u>	ACUP	ACUP <u>P</u>	ACUP <u>P</u>				ACUP <u>P</u>	€ <u>P</u>	€ <u>P</u>	--	--	RCW 36.70A.450 prohibits jurisdictions from imposing more restrictive requirements on these uses than are imposed on other residential dwellings in the same zone
204 264	Ambulance service Dispatch facility	--	--	--	--	--	--				--	--	--	ACUP	ACUP	
245 266	Fitness center	ACUP <u>P</u>	--	--	ACUP <u>P</u>	--	--				ACUP <u>P</u>	--	--	P	P	
246 268	General office and management services – less than 4,000 s.f.	ACUP <u>P</u>	--	--	P	--	--				ACUP <u>P</u>	--	--	P	P	
236	Engineering and construction offices	ACUP	--	--	P	--	--				€	--	--	P	P	Combined with General office and management services – less than 4,000 s.f.

244	Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--
248 270	General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--
236	Engineering and construction offices	ACUP	--	--	P	--	--
244	Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--
250 272	General office and management services – 10,000 s.f. or greater	ACUP <u>C</u>	--	--	– <u>€</u>	--	--
236	Engineering and construction offices	ACUP	--	--	P	--	--
244	Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--
262 274	Kennels or pet day-cares	€ <u>ACUP</u>	--	--	– <u>ACUP</u>	C	C
264 276	Kennels, hobby	€ <u>ACUP</u>	€ <u>ACUP</u>	€ <u>ACUP</u>	--	P	P
276 278	Off-street parking facilities	C	--	--	C	--	--
276 280	Off-street parking facilities, structured	€ <u>ACUP</u>	--	--	€ <u>ACUP</u>	--	--
282	Personal services – skin care, massage, manicures, hairdresser/barber	ACUP <u>P</u>	--	--	P	--	--
266	Laundromats and laundry services	€	--	--	€	--	--
280	Pet shop—retail and grooming	ACUP	--	--	P	--	--

€	--	--	P	P	
ACUP	--	--	ACUP	P	
€	--	--	P	P	Combined with General office and management services – 4,000 to 9,999 s.f.
€	--	--	P	P	
ACUP <u>C</u>	--	--	C	P	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
€	--	--	P	P	Combined with General office and management services – 10,000 s.f. or greater
€	--	--	P	P	
– <u>ACUP</u>	--	--	P	P	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
– <u>ACUP</u>	P	P	--	--	
– <u>C</u>	--	--	--	--	
– <u>ACUP</u>	--	--	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
ACUP <u>P</u>	--	--	--	--	
ACUP	--	--	–	–	Combined with Personal services.
€	--	--	P	–	

282 284	Research laboratory, less than 4,000 s.f.	€ P	--	--	-- P	--	--				--	--	--	P	P	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
282 286	Research laboratory, 4,000 to 9,999 s.f.	€ ACUP	--	--	-- ACUP	--	--				--	--	--	P ACUP	P ACUP	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
282 288	Research laboratory, 10,000 s.f. or greater	C	--	--	--	--	--				--	--	--	P =	P =	
290 290	Tourism facilities, including outfitter and guide facilities	C	--	--	P	--	--				C	--	--	ACUP	P	
292 292	Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--				C	--	--	--	--	
298 294	Veterinary clinics/animal hospitals/wildlife shelters	ACUP	--	--	ACUP	--	--				ACUP	C	C	ACUP	ACUP	
Other Commercial Uses																
296 296	Shared work/maker space	P	=	=	P	=	=				P	=	=	P	P	New categorical use. The Department suggests changing the proposal to a prohibited use.
RECREATIONAL/ CULTURAL USES																
300 300	Arboreta, botanical garden	ACUP	=	=	ACUP	=	=	See section 17.700 Appendix F	See section 17.700 Appendix X F	See section 17.700 Appendix F	ACUP	=	=	=	=	New categorical use. The Department suggests changing the proposal to a prohibited use.
328 302	Recreational vehicle camping parks Campground	--	--	--	--	--	--				--	--	--	--	--	
304 304	Carnival or circus	€	--	--	€	--	--				--	--	--	--	--	Categorical use removed.
306 304	Club, civic or social	ACUP P	-- ACUP	-- ACUP	P	ACUP	ACUP				ACUP P	€ ACUP	€ ACUP	--	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.

312 306	Movie/performance theaters Entertainment facility, indoor	€ P	--	--	ACUP P	--	--	--	--	--	--	
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	--	--	ACUP	--	--	--	--	--	--	Categorical use reviewed under the Entertainment facility, indoor categorical use.
314 308	Movie/performance theaters Entertainment facility, outdoor	€ ACUP	--	--	€ ACUP	--	--	--	--	--	--	
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	--	--	ACUP	--	--	--	--	--	--	Categorical use reviewed under the Entertainment facility, outdoor categorical use.
308 310	Golf courses	€ ==	--	--	--	--	--	--	--	--	--	
310 312	Marinas	ACUP C	--	--	ACUP C	--	--	--	--	--	--	There is no water access in these zones, this use is inapplicable.
314	Marina support services	ACUP	==	==	ACUP	==	==	==	==	==	==	New categorical use. There is no water access in these zones, this use is inapplicable.
318 316	Parks and open space	P	P	P	P	P	P	P	P	P	P	
322 318	Race track, minor	--	--	--	--	--	--	--	--	--	--	
320	Race track, major	--	--	--	--	--	--	--	--	--	--	Combined with Race track.
324 320	Recreational facilities, private-indoor	€ ACUP	C	C	€ ACUP	C	C	--	--	--	--	
302	Amusement centers	€	--	--	--	--	--	--	--	--	--	Combined with Recreational facilities, indoor.
326 322	Recreational facilities, public-outdoor	C	C	C	C	C	C	--	--	--	--	
302	Amusement centers	€	--	--	--	--	--	--	--	--	--	Combined with Recreational facilities, outdoor.
324	Shooting/gun facility, indoor	==	==	==	==	==	==	==	==	==	==	New categorical use.
326	Shooting/gun facility, outdoor	==	==	==	==	==	==	==	==	==	==	New categorical use.
330 328	Zoo, aquarium	ACUP	--	--	--	--	--	--	--	--	--	
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	--	--	ACUP	--	--	--	--	--	--	Combined with Zoo, aquarium.

INSTITUTIONAL USES																			
402 400	Government/public structures	ACUP P	C	C	ACUP P	C	C	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP P	C	C	€ P	P				
402	High-risk secured facility	==	==	==	==	==	==				==	==	==	==	==	==	==	==	Previous code update omitted from the allowed use tables in sections 17.410.042 and 17.410.046. Permissibility is not changing.
404	Hospital	==	==	==	==	==	==				==	==	==	==	==	==	==	==	
406	Places of worship	ACUP	C	C	ACUP	C	C				ACUP	C	C	==	==	==	==	==	
410 408	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park and ride lots (greater than 300 square feet)	ACUP	€ ACUP	€ ACUP	ACUP	€ ACUP	€ ACUP				ACUP	€ ACUP	€ ACUP	P ACUP	€ ACUP	€ ACUP	ACUP	ACUP	Split use by the size of the structure to allow for scaling the level of permit review.
410 409	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park and ride lots (300 square feet or less)	ACUP P	€ P	€ P	ACUP P	€ P	€ P				ACUP P	€ P	€ P	P	€ P	€ P	ACUP P	ACUP P	
408 410	Private or public Schools, elementary and middle school/junior high	ACUP	C	C	ACUP	C	C				ACUP	C	C	ACUP	C	C	ACUP	P ACUP	
408 412	Private or public Schools, high school	ACUP	€ ==	€ ==	ACUP	€ ==	€ ==				ACUP	€ ==	€ ==	ACUP	€ ==	€ ==	ACUP	ACUP	
408 414	Private or public Schools, college/vocational – less than 8,000 s.f.	ACUP	€ ==	€ ==	ACUP	€ ==	€ ==				ACUP	€ ==	€ ==	ACUP	€ ==	€ ==	ACUP	ACUP	
408 416	Private or public Schools, college/vocational	ACUP ==	€ ==	€ ==	ACUP ==	€ ==	€ ==	ACUP ==	€ ==	€ ==	ACUP ==	€ ==	€ ==	ACUP ==	ACUP ==				

	<u>school – 8,000 s.f. or greater</u>															
418	<u>Secure community transition facility</u>	==	==	==	==	==	==				==	==	==	==	New categorical use.	
296 420	Transportation terminals, <u>marine</u>	- <u>C</u>	--	--	- <u>C</u>	--	--				- <u>C</u>	--	ACUP <u>C</u>	ACUP <u>C</u>	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and: <ul style="list-style-type: none"> Prohibit the categorical use in Type I LAMIRDs. Keep the ACUP requirement for Type III LAMIRDs. 	
296 422	Transportation terminals, <u>non-marine</u>	-- <u>ACUP</u>	--	--	-- <u>ACUP</u>	--	--				- <u>ACUP</u>	--	ACUP	ACUP	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.	
424	<u>Wireless communications facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Transferred from KCC 17.530. Proposed KCC 17.415 refers a customer to KCC 17.530 for development standards by wireless communication facility type. Permissibility is not changing.	
INDUSTRIAL USES																
548 500	<u>Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Airports</u>	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	ACUP <u>C</u>	- <u>C</u>	
502	<u>Air pilot training schools</u>	--	--	--	--	--	--				--	--	--	<u>P</u>	<u>P</u>	Combined with Airports.
506 502	Boat yard	ACUP	--	--	--	--	--				--	--	--	<u>P</u>	<u>P</u>	
508 504	Cemeteries	<u>C</u> ==	--	--	--	--	<u>C</u> ==				--	--	--	--	--	
512 506	Contractor's storage yard	<u>C</u>	--	--	--	--	<u>C</u>				--	--	--	<u>P</u>	--	
514 508	Food <u>and beverage</u> production, brewery or distillery , less than 4,000 s.f.	--	--	--	--	--	--				--	--	--	<u>P</u>	<u>P</u>	
514 510	Food <u>and beverage</u> production, brewery or distillery , 4,000 to 9,999 s.f.	--	--	--	--	--	--				--	--	--	<u>P</u> <u>ACUP</u>	<u>P</u> <u>ACUP</u>	

514 512	Food and beverage production, brewery or distillery, 10,000 s.f. or greater	--	--	--	--	--	--
516 514	Fuel distributors	--	--	--	--	--	--
508 516	Funeral homes	C	--	--	- €	C	C
518	Helicopter pads	--	--	--	--	--	--
270 520	Mobile home Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--
526 522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--
524 524	Manufacturing and fabrication, heavy	--	--	--	--	--	--
520 526	Manufacturing and fabrication, light	--	--	--	--	--	--
522 528	Manufacturing and fabrication, medium	--	--	--	--	--	--
530	Marijuana processor	==	==	==	==	==	==
532	Marijuana producer, Tier 1	==	==	==	==	==	==
534	Marijuana producer, Tier 2	==	==	==	==	==	==
536	Marijuana producer, Tier 3	==	==	==	==	==	==
528 538	Recycling centers	--	--	--	--	--	--
530 540	Rock crushing	--	--	--	--	--	--
532 542	Slaughterhouse or animal processing	--	--	--	--	--	--
534 544	Storage, hazardous materials	--	--	--	--	--	--

--	--	--	P C	P C	
--	--	--	P	- ACUP	
- €	--	--	- P	- P	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
--	--	--	C	C	
--	--	--	--	--	
--	--	--	C	C	
--	--	--	C	C	
--	--	--	P	P	
--	--	--	ACUP	ACUP	
==	==	==	P	P	Transferred from KCC 17.520. Permissibility is not changing.
==	==	==	P	P	
==	==	==	P	P	
==	==	==	P	P	
--	--	--	ACUP	--	
--	--	--	C	- C	
--	--	--	ACUP	- ACUP	
--	--	--	C	P	

510	Cold storage facilities	--	--	--	--	--	--				--	--	P	P	Combined with Storage, hazardous materials.	
540	Storage, self-service	C	--	--	--	--	--				--	--	P	P		
542	Storage, vehicle and equipment	--	--	--	--	--	--				--	--	P	P—Indoor or Covered Only		
536 546	Storage, indoor	-- C	--	--	-- C	--	--				-- C	--	P	P	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.	
510	Cold storage facilities	--	--	--	--	--	--				--	--	P	P	Combined with Storage, indoor.	
540	Storage, self-service	C	--	--	--	--	--				--	--	P	P		
542	Storage, vehicle and equipment	--	--	--	--	--	--				--	--	P	P—Indoor or Covered Only		
538 548	Storage, outdoor	--	--	--	--	--	--				--	--	P	--		
510	Cold storage facilities	--	--	--	--	--	--				--	--	P	P	Combined with Storage, outdoor.	
540	Storage, self-service	C	--	--	--	--	--				--	--	P	P		
542	Storage, vehicle and equipment	--	--	--	--	--	--				--	--	P	P—Indoor or Covered Only		
544 550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	--				--	--	P	--		
546 552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--				--	--	C	-- C		
550 554	Warehousing and distribution	--	--	--	--	--	--				--	--	P	P		
552 556	Wrecking yards and junk yards	--	--	--	--	--	--				--	--	C ACUP	-- ACUP		
RESOURCE																
602 600	Aggregate extractions sites	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix x	See section 17.700 Appendix F	--	--	--	P C	P C	

									F							
602	<u>Agricultural use, primary</u>	--	<u>P</u>	<u>P</u>	--	<u>P</u>	<u>P</u>				--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Transferred from KCC 17.455 Permissibility is not changing.
606 604	Aquaculture practices	--	<u>€</u> <u>ACUP</u>	<u>€</u> <u>ACUP</u>	--	<u>€</u> <u>ACUP</u>	<u>€</u> <u>ACUP</u>				--	<u>-</u> <u>ACUP</u>	<u>-</u> <u>ACUP</u>	<u>€</u> <u>ACUP</u>	--	Based on public comments received, the Department suggests rescinding the changes proposed in the public draft ordinance and continue to prohibit the categorical use.
608 606	Forestry	--	--	--	--	<u>P</u> <u>--</u>	<u>P</u> <u>--</u>				<u>P</u> <u>--</u>	<u>P</u> <u>--</u>	<u>P</u> <u>--</u>	<u>P</u> <u>--</u>	--	
610 608	Shellfish/fish hatcheries and processing facilities	C	--	--	--	--	--				--	--	--	C	--	
ACCESSORY USES																
700	Accessory use or structure	<u>ACUP</u> <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Combined accessory use or structure for all land uses categories into one. Existing code lists it multiple times throughout the tables. No change suggested. The P in the cell didn't accurately reflect that some accessory structures/uses in the existing code require an ACUP. The proposal suggests changing this to permitted.
TEMPORARY USES																
800	<u>Special care units residence</u>	<u>P</u>	<u>P</u>	<u>P</u>	--	<u>P</u>	<u>P</u>	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	<u>P</u>	<u>P</u>	<u>P</u>	--	--	Transferred from KCC 17.410.060 B.43. Permissibility is not changing.
290 802	Temporary offices and model homes	C	--	--	--	ACUP	ACUP				--	--	--	ACUP	ACUP	
804	<u>Transitory accommodations, single family residence</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Transferred from KCC 17.505. Permissibility is not changing.
806	<u>Transitory accommodations, small, large, safe parks, and indoor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Transferred from KCC 17.505. Permissibility is not changing.

1
2
3
4 **Chapter 17.415**
5 **Allowed Use Standards**

6
7 **17.415.070 Automobile or recreational vehicle repair.**

8 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards
9 located in Section 17.700 Appendix C3).

10 B. Use must take access from state route in the Gorst urban growth area. Auto uses with
11 underground storage tanks (such as gas stations) shall not be located in the Gorst Creek
12 floodplain.

13 C. In the Industrial (I) zone, automobile or recreational vehicle repair shall be located and
14 designed to serve adjacent area.

15 D. In the Neighborhood Commercial (NC) zone, automobile or recreational vehicle repair shall
16 not exceed 4,000 square feet of gross floor area.

17 ~~E. In the Rural Employment Center (REC) zone, automobile or recreational vehicle repair shall
18 be subject to the following permit review:~~

- 19 ~~1. 0—3,999 square feet = P~~
- 20 ~~2. 4,000—9,999 square feet = ACUP~~
- 21 ~~3. 10,000—15,000 square feet = C~~
- 22 ~~4. 15,001 square feet and above = X~~

23 **17.415.095 Car washes.**

24 A. Use must take access from state route in the Gorst urban growth area. Auto uses with
25 underground storage tanks (such as gas stations) shall not be located in the Gorst Creek
26 floodplain.

27 B. In the Neighborhood Commercial (NC) zone, car washes shall not exceed 4,000 square feet
28 of gross floor area.

29 ~~C. In the Rural Employment Center (REC) zone, car washes shall be subject to the following
30 permit review:~~

- 31 ~~1. 0—3,999 square feet = P~~
- 32 ~~2. 4,000—10,000 square feet = ACUP~~
- 33 ~~3. 10,001—15,000 square feet = C~~
- 34 ~~4. 15,001 square feet and above = X~~

35 **17.415.135 Cottage housing development.**

36 ~~Reserved. cottage housing is an allowed use in conjunction with Group Living (1 to 6 rooms or
37 7+ rooms) facilities and shall be reviewed under the Group Living (1 to 6 rooms or 7+ rooms)
38 permit review process.~~

39 **17.415.230 General office and management services.**

40 A. In the Business Park (BP) zone or Industrial (I) zone, engineering and construction offices
41 and financial, banking, mortgage and title institutions must be located and designed to serve
42 adjacent area.

43 B. In the Industrial (I) zone, general office and management services that are less than 4,000
44 square feet must be located and designed to serve adjacent area.

45 C. In the Neighborhood Commercial (NC) zone, engineering and construction offices must not
46 exceed 4,000 square feet of gross floor area.

1 D. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone,
2 financial, banking, mortgage and title institutions and laundromats and laundry services must not
3 exceed 4,000 square feet of gross floor area.

4 E. In the Rural Industrial (RI) zone, use must be accessory to an immediate primary use.

5 ~~F. In the Manchester Village Commercial (MVC) zone, equipment storage located externally is~~
6 ~~not allowed for engineering and construction offices.~~

7 **17.415.250 Group Living (1 to 6 rooms).**

8 A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet
9 shoreline and State Highways 3 and 16.

10 B. Boarding houses shall meet the minimum density and shall not exceed the maximum density
11 for the zone or six boarding rooms, whichever is greater. Each room shall be considered a
12 dwelling unit when calculating the required minimum or maximum density.

13 C. Boarding houses must have health district approval prior to occupancy.

14 D. In the Urban Village Center (UVC) zone, a boarding house shall be permitted outright.

15 ~~E. Except in the Manchester Village Commercial (MVC), Manchester Village Residential Low~~
16 ~~(MVLRL) and Manchester Village Residential (MVR), cottage housing is an allowed use may be~~
17 ~~used in conjunction with Group Living (1 to 6 rooms) facilities and shall be reviewed under the~~
18 ~~Group Living (1 to 6 rooms) permit review process.~~

19

20 **17.415.255 Group Living (7 or more rooms).**

21 A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet
22 shoreline and State Highways 3 and 16.

23 B. Boarding houses shall meet the minimum density and shall not exceed the maximum density
24 for the zone or six boarding rooms, whichever is greater. Each room shall be considered a
25 dwelling unit when calculating the required minimum or maximum density.

26 ~~C. Except in the Manchester Village Commercial (MVC), cottage housing is an allowed use~~
27 ~~may be used in conjunction with Group Living (7+ rooms) facilities and shall be reviewed under~~
28 ~~the Group Living (7+ rooms) permit review process.~~