



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: December 3, 2024

TO: David Lynam, Interim Director, DCD

CC: Darren Gurnee, Supervisor, Current Planning, DCD

FROM: Scott Diener

RE: Formal Director's Interpretation
Outdoor Storage—Vehicles and Equipment

The Director, or their designee in this instance, is authorized to initiate and issue Administrative Interpretations under KCC 21.04.040(C)(1) "whenever necessary."

The Director finds that Kitsap County Code (KCC) 17.410 *Zoning; Allowed Uses* is missing classification of the use of *Storage, Vehicles and Equipment*, has been the subject of confusion, and a Formal Interpretation under KCC 21.04.040(C)(3) is necessary.

Subject of Interpretation

The use of vehicle and equipment storage is not in the current KCC T 17 *Zoning; Allowed Uses* but needs to be. The use existed in KCC T 17 prior to the most recent changes to KCC 17.410 in 2022. The omission of the use and the classification of use by zone designation is the subject of this interpretation.

Background and Cause for Interpretation

In 2022, via Ordinance 617-2022, changes were made to KCC 17.410 *Allowed Uses*. In doing so, the subject use was accidentally omitted. The omission is unlikely to be considered a scrivener's error, since the final ordinance did not discuss the use. Today, DCD finds that the use is being requested by the public and the code needs to be corrected.

Prior to Ordinance 617-2022's adoption:

1. In the rural and urban residential zones, the use was prohibited but with footnotes;
2. In the urban zones, the use was shown as permitted in the Industrial zone, an ACUP in the Commercial and Business Center zones, and a CUP in the Rural Commercial and Rural Industrial zones. The footnotes that applied then also exist in current code and would apply today (see KCC 17.415.525);
3. In the LAMIRD zone designations, the use was prohibited but with footnotes. In the Rural Employment and Twelve Trees Employment Center zones, the subject use is permitted (subject to being "indoor or covered only" in the TTEC). Footnotes apply.
4. In the Port Gamble Historic Township, the subject use is currently categorized in Appendix F *Allowed Uses and Additional Regulations for Parcels Located within the Boundary of the Port Gamble Redevelopment Plan Approved Pursuant to Section 17.360.C.030*. No changes are needed to Appendix F.

Administrative Interpretation

The Director finds that the use Storage, Vehicles and Equipment were erroneously left from the current KCC T 17, that the use is needed, and that the use shall be classified per current zone designation as noted above and shown below.

17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition	Categorical Use Standards
		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Zoning Classification (1)(3)(4)	Categorical Use (1)(3)(4)	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
INDUSTRIAL USES														
549	Storage, vehicles and equipment	-- *	-- *	--	--	--	--	--	--	--	--	--	17.110.694, Storage, vehicles and equipment.	* One piece of heavy equipment may be stored in any residential zone; provided, that it is either enclosed within a permitted

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition	Categorical Use Standards
	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Zoning Classification (1)(3)(4)	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
Categorical Use (1)(3)(4)													
													structure or screened to the satisfaction of the director.

17.410.044 Commercial, industrial, parks, and public facility zones use table.

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition	Categorical Use Standards	
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P			
Zoning Classification (1)(3)(4)	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.320	17.330	17.340			
Categorical Use (1)(3)(4)(5)														
INDUSTRIAL USES														
549	Storage, vehicles and equipment	ACUP	--	--	--	--	C	ACUP *	--	P	C **	--	17.110.694, Storage, vehicles and equipment	* Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Chapter 17.700, Appendix C3). ** All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. The applicant must demonstrate how the storage serves the immediate population

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		Definition	Categorical Use Standards			
	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	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR					
Categorical Use (1)(3)(4)																	
INDUSTRIAL USES																	
549	Storage, vehicles and equipment	--	-- *	--	--	-- *	-- *	See Chapter 17.700 Appendix F			--	-- *	-- *	P	P Indoor or covered only	17.110.694, Storage, vehicles and equipment.	* One piece of heavy equipment may be stored in any residential zone; provided, that it is either enclosed within a permitted structure or screened to the satisfaction of the director.



Author of the Interpretation, Scott Diener, PEP Manager, DCD

December 3, 2024

Date



David Lynam, Interim Director, DCD

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Notice, Appeal and Record of Interpretation

In accordance with KCC 21.04.040(C)(3) and (4), this decision is subject to notice to the public and is appealable, and the decision shall be retained by DCD and considered at the next reasonable opportunity for changes to KCC T 17 Zoning. The decision shall be maintained on the DCD website at [DCD Code Interpretations and Determinations](#).