

**ORDINANCE AMENDING TITLE 17 (ZONING) REGARDING
TRANSITORY ACCOMMODATIONS, BOARDING HOUSES AND
FITNESS CENTERS**

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. Other housing types including boarding houses have been promoted by community advocates to address affordable housing in unincorporated Kitsap County.
7. In review of Title 17, boarding houses were found to be absent from the use table creating ambiguity in where such uses may be allowed.
8. Additionally, fitness centers were also absent from the use table creating ambiguity in where such uses may be allowed.

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 November 1, 2016, Kitsap County released draft amendments to Title 17 to finalize transitory accommodation code as well as to address boarding houses and fitness centers.
5. On November 15, 2016 and January 17, 2017, following timely and effective public notice, the Planning Commission held a briefing and work-study session to review and discuss the proposed planning documents.
6. On January 20, 2017, 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.
7. On February 7, 2017, 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.
8. On February 14, 2017, Kitsap County, as lead agency for the State Environmental Policy Act (SEPA), issued a Determination of Non-Significance on the proposed code amendments.
9. On February 21, 2017, the Planning Commission approved Findings of Fact on the proposed code amendments and forwarded them to the Board of Commissioners for consideration.
10. On February 28, 2017, the SEPA appeal period concluded and no comments or appeals were filed.
11. On March 13, 2017, the Board of County Commissioners, following timely and effective public notice, held a public hearing to receive public testimony on the proposed code amendments.
12. On March 22, 2017, the Board of County Commissioners deliberated 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.

NEW SECTION Section 4. A new section is added to Chapter 17.110 Kitsap County Code, “Definitions,” as follows:

17.110.112 “Boarding house” means a building arranged or used for lodging for compensation, with or without meals, with any number of guest rooms and not occupied as a single-family unit.

NEW SECTION Section 5. A new section is added to Chapter 17.110 Kitsap County Code, “Definitions,” as follows:

17.110.272 “Fitness Center” means a place of business with equipment and facilities for exercising and improving physical fitness. Examples include health clubs, boxing gyms and micro-gyms.

Section 6. Table 17.410.040(B), Rural Resource and Urban Residential Zones, last amended by Ordinance 538-2016, is amended as follows:

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

Use	Rural			Resource		Urban Residential						
	RR	RP	RW	FRL	MRO	Low Density				Medium Density	High Density	
						UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48) (1)	UM (30)(47) (48) (101)	UH (19)(47) (48) (101)	
RESIDENTIAL USES												
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)	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)	P	ACUP C (34)	--
<u>109</u>	<u>Boarding House (102)</u>	--	--	--	--	--	<u>ACUP (98)</u>	<u>ACUP (98)</u>	<u>ACUP (98)</u>	<u>ACUP (98)</u>	<u>P (99) (102)</u>	<u>P (99) (102)</u>
110	Caretaker's dwelling	--	--	--	--	--	--	--	--	--	ACUP	--
112	Convalescent home or congregate care facility (97)	--	--	--	--	--	--	--	C	ACUP	C	ACUP
114	Cottage housing developments	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	--
116	Dwelling, duplex	P (3)	P (3)	P (3)	P (3)	--	P (3)	P	P (3)	P	P	--

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							Low Density				Medium Density	High Density
		RR	RP	RW	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)
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P
120	Dwelling, multifamily	--	--	--	--	--	C -- (80)	C	C	ACUP	P	P
122	Dwelling, single-family attached	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 (26)(43)	P (26)(43)
126	Guest house (1)	P	P	P	--	--	P	P	P	P	P	--
128	Home business (1)(52)	ACUP	ACUP	ACUP	C (23)	--	P	P	P	P	ACUP	ACUP
130	Hotel/motel (1)(52)	--	--	--	--	--	--	--	--	--	--	ACUP
132	Mobile homes	P (43)	P	P	P (43)	P	C (24)(43)	C (24)(43)	C (24)(43)	C (43)	C (24)(43)	-- (43)
134	Residential care facility	--	--	--	--	--	ACUP	ACUP	ACUP	P	P	P
COMMERCIAL/BUSINESS USES												
200	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P

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		RR	RP	RW	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)
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	--	--	--	--	--	--	--	--	--	--	
224	Clinic, medical	--	--	--	--	--	--	--	--	--	ACUP (37)	
226	Conference center	--	--	--	--	--	--	P	--	--	--	

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	RR	RP	RW	FRL	MRO	Low Density				Medium Density	High Density	
						UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48) (101)	UM (30)(47) (48) (101)	UH (19)(47) (48)_(101)	
228	Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	--
230	Day-care center (14)	C	C	--	--	C	C	C	C	ACUP (37)	ACUP (37)	
232	Day-care center, family (14)	P	P	--	--	P	C	P	P	ACUP (37)	ACUP (37)	
234	Drinking establishments	--	--	--	--	--	--	--	--	--	--	--
236	Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--
238	Espresso stands (58)	--	--	--	--	--	--	--	--	--	P (37)	
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--
242	Farm and garden equipment and sales	--	--	--	--	--	--	--	--	--	--	--
244	Financial, banking, mortgage and title institutions	--	--	--	--	--	--	--	--	--	--	--
<u>245</u>	<u>Fitness Center</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>ACUP (37)</u>	
246	General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	

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							Low Density				Medium Density	High Density
		RR	RP	RW	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)
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)	--	--	--	--	--	--	--	--	
264	Kennels, hobby	P	P	P	--	--	P -- (80)	P	P	P	--	

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							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48) (1)	UM (30)(47) (48) (101)	UH (19)(47) (48) (101)
266	Laundromats and laundry services	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	
272	Nursery, retail	C	C	--	--	--	--	--	--	--	--	
274	Nursery, wholesale	P	P	P	--	--	--	--	--	--	--	
276	Off-street private parking facilities	--	--	--	--	--	--	--	--	--	--	
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--	--	--	--	--	--	C	--	ACUP (37)	
280	Pet shop – retail and grooming	--	--	--	--	--	--	--	--	--	ACUP (37)	
282	Research laboratory	--	--	--	--	--	--	--	--	--	--	
284	Restaurants	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
286	Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	

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						UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48) (101)	UM (30)(47) (48) (101)	UH (19)(47) (48)_(101)
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 7. Table 17.410.040(B), Commercial, Industrial, Parks and Public Facility Zones, last amended by Ordinance 538-2016, 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) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48) (57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)	
RESIDENTIAL USES													
100	Accessory dwelling units (1)	--	--	--	--	--	--	--	--	--	--	--	
102	Accessory living quarters (1)	--	--	--	--	--	--	--	--	--	--	--	
104	Accessory use or structure (1)(17)(51)	P	P	P	P (84)	P	P	P	P	P	P	--	
106	Adult family home	ACUP P (41)	--	ACUP P (41)	ACUP P (41)(84)	ACUP P (41)(79)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	
108	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)	--	--	ACUP (79)	ACUP C (34)	--	--	--	--	--	
<u>109</u>	<u>Boarding House (102)</u>	<u>P (99)</u>	<u>P (99)</u>	<u>P (99)</u>	<u>P (99)</u>	<u>P (99)</u>	<u>P (99)</u>	--	--	--	--	<u>ACUP (99)</u>	
110	Caretaker's dwelling	ACUP	ACUP	ACUP	ACUP (84)	ACUP	P	P	P	P	P	P	
112	Convalescent home or	ACUP	C	ACUP	ACUP (84)	ACUP --	--	--	--	--	--	--	

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

Use		Commercial						Industrial				Public Facilities	
		UVC (30) (48)(57) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48) (57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)
	congregate care facility (97)					(79)							
114	Cottage housing developments	ACUP	--	--	--	--	--	--	--	--	--	--	
116	Dwelling, duplex	ACUP	P	--	--	--	--	--	--	--	--	--	
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	--	
120	Dwelling, multifamily	ACUP	P	ACUP	ACUP C (85)	P -- (79)	--	--	--	--	--	--	
122	Dwelling, single-family attached	P	P	ACUP	ACUP (84)	P -- (79)	--	--	--	--	--	--	
124	Dwelling, single-family detached	--	P	--	--	--	--	--	--	--	--	--	
126	Guest house (1)	--	--	--	--	--	--	--	--	--	--	--	
128	Home business (1)(53)	P	ACUP	--	--	--	ACUP	--	--	--	--	--	
130	Hotel/motel	ACUP	C	P	P (84)	ACUP --	--	--	--	--	--	--	

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					(79)								
132	Mobile homes	-- (43)	--	--	--	--	--	--	--	--	--	--	
134	Residential care facility	ACUP	--	ACUP	ACUP (84)	ACUP -- (79)	--	--	--	--	--	--	
COMMERCIAL/BUSINESS USES													
200	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P	
202	Adult entertainment (1)	--	--	C	C (84)	--	--	C	--	C	--	--	
204	Ambulance service	C	C	P	P (84)	P	--	P	ACUP	ACUP	--	--	
206	Auction house (55)	ACUP	--	P	P (84)	P	C	ACUP	ACUP	P	C	--	
208	Auto parts and accessory stores (65)	--	P	P	P (84)	P (83)	C	--	--	--	--	--	

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		UVC (30) (48)(57) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48) (57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)
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)	--	--	
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 (85)(87)	P	--	ACUP (33)	ACUP (33)	ACUP	--	--	
224	Clinic, medical	ACUP	ACUP	P	P (87)	P	--	P	ACUP	C	--	--	

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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)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42)	P (101)	(Reserved)
226	Conference center	P	--	P	P C (85)	P	--	--	--	--	--	ACUP	
228	Custom art and craft stores	P (54)	P (54)	P	P C (85)(87)	P	C	--	--	--	--	--	
230	Day-care center (14)	P (54)	P (54)	P	P C (85)	P -- (79)	ACUP	P (33)	P (33)	P (33)	--	ACUP -- (79)	
232	Day-care center, family (14)	ACUP (54)	ACUP (54)	P	P (61)(84)	P -- (79)	--	P (33)(61)	P (33)	--	--	--	
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 (33)(61)	P (33)	P (33)	ACUP	--	
240	Equipment rentals	ACUP	--	P	P (61)(84)	--	ACUP	P	P	P	ACUP (73)	--	

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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)	--	--	
<u>245</u>	<u>Fitness Center</u>	<u>C</u>	<u>--</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>P (100)</u>	<u>P (100)</u>	<u>--</u>	<u>P (100)</u>	<u>P (100)</u>	<u>--</u>	<u>-</u>
246	General office and management services – less than 4,000 s.f.	P	P	P	P	P	ACUP	P	P	P (33)	--	--	
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) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48) (57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)
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	--	

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

Use		Commercial						Industrial				Public Facilities	
		UVC (30) (48)(57) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48)(57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)
264	Kennels, hobby	P	P	--	--	--	--	--	--	--	--	--	
266	Laundromats and laundry services	P (54)	P (54)	P	P (84)	P	--	P (33)	P	ACUP	--	--	
268	Lumber and bulky building material sales	--	--	ACUP (42)	ACUP (42)(61)(84)	ACUP (42)	C	P (61)	--	P	ACUP	--	
270	Mobile home sales	--	--	ACUP	ACUP (61)(84)	--	--	--	--	--	--	--	
272	Nursery, retail	ACUP	ACUP	P	P (84)	P	ACUP	--	--	--	--	--	
274	Nursery, wholesale	ACUP	ACUP	P	P (61)(84)	P	P	--	--	--	P	--	
276	Off-street private parking facilities	ACUP	ACUP	P	P C (85)	--	--	--	--	--	--	--	
278	Personal services – skin care, massage, manicures, hairdresser/barber (66)	P (54)	P (54)	P	P (87)	P	ACUP (54)	--	--	--	--	--	

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

Use		Commercial						Industrial				Public Facilities	
		UVC (30) (48)(57) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48) (57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)
280	Pet shop – retail and grooming	ACUP	ACUP	P	P (84)	P	ACUP (54)	--	--	--	--	--	
282	Research laboratory	--	--	--	--	--	--	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	--	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	--	--	

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

Use		Commercial					Industrial				Public Facilities		
		UVC (30) (48)(57) <u>(101)</u>	NC (19)(30) (48)(57) <u>(101)</u>	C (19)(29)(30) (48) (57) <u>(101)</u>	RC (19)(48) (57)(88) <u>(101)</u>	LIC (48)(57) <u>(101)</u>	RCO (12)(64)	BC (31)(42) <u>(101)</u>	BP <u>(101)</u>	IND (32)(42) <u>(101)</u>	RI (12)(42)	P <u>(101)</u>	(Reserved)
294	Tourism facilities, including seaplane and tour boat terminals	--	--	ACUP	ACUP (84)	--	C	--	--	--	--	--	
296	Transportation terminals	C	C	ACUP	ACUP C (85)	C	--	P	--	ACUP	--	--	
298	Veterinary clinics/animal hospitals	ACUP	ACUP	P	P (84)	P	ACUP	P	ACUP	ACUP	--	--	

Section 8. Table 17.410.040(C), Limited Areas of More Intensive Rural Development (LAMIRD), last amended by Ordinance 538-2016, is amended as follows:

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

Use		TYPE 1 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD		REC	TTEC	
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR			SVR
RESIDENTIAL USES															
100	Accessory dwelling units (1)	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	--	--
102	Accessory living quarters (1)	ACUP	P	P	--	P	P	C	P	P	C	P	P	--	--
104	Accessory use or structure (1)(17)(18)(51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	--
106	Adult family home	ACUP	C	C	C (41)	C (41)	C (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 (34)	P (34)	P (34)	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--
<u>109</u>	<u>Boarding House (102)</u>	<u>C (98)</u>	<u>C (98)</u>	<u>C (98)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>ACUP (98)</u>	<u>ACUP (98)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>

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

Use		TYPE 1 LAMIRDS												TYPE 3 LAMIRDS	
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
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	C	--	--
116	Dwelling, duplex	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	--	C	C	--	--
118	Dwelling, existing	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	--	C	P	P	--	--
124	Dwelling, single-family detached	C (26)(43)	P (43)	P (43)	--	P(43)	P (43)	P (43)	P (43)	--	C	P (43)	P (43)	--	--
126	Guest house (1)	--	--	--	--	P	P	P	P	P	C	P	P	--	--

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

Use		TYPE 1 LAMIRDS												TYPE 3 LAMIRDS	
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
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
206	Auction house	--	--	--	--	--	--	--	--	--	--	--	--	P (76)	P – Indoor Only (76)

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

Use		TYPE 1 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD		REC	TTEC	
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR			SVR
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	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 3 LAMIRDS	
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
224	Clinic, medical	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	C	--	--	C	P
226	Conference center	--	--	--	--	--	--	ACUP	--	ACUP	--	--	--	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--	ACUP	--	ACUP	P	--	--	P (76)	--
230	Day-care center (14)	C	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	P	P
232	Day-care center, family (14)	C	C	C	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	C	--	--
234	Drinking establishments	C	--	--	C	--	--	C	--	C	C	--	--	P	--
236	Engineering and construction offices	ACUP	--	--	P (90)	--	--	ACUP	--	ACUP	C	--	--	P (76)	P (76)
238	Espresso stands (58)	ACUP	--	--	P	--	--	ACUP	--	--	C	--	--	P	P
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	P	--

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

Use		TYPE 1 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
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)
<u>245</u>	<u>Fitness Center</u>	<u>ACUP</u>	<u>--</u>	<u>--</u>	<u>ACUP</u>	<u>--</u>	<u>--</u>	<u>ACUP</u>	<u>--</u>	<u>ACUP</u>	<u>ACUP</u>	<u>--</u>	<u>--</u>	<u>P (100)</u>	<u>P (100)</u>
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	P

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

Use		TYPE 1 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
250	General office and management services – 10,000 s.f. or greater	ACUP	--	--	--	--	--	--	--	--	ACUP	--	--	C	P
252	General retail merchandise stores – less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD	--	PBD	ACUP	--	--	ACUP	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	--	--	--	--	--	--	C	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	--	--	--	--	--	--	--	--	--	--	--

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

Use		TYPE 1 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	--	--
262	Kennels or pet day-cares (1)	C	--	--	--	C	C	--	--	--	--	--	--	P	P
264	Kennels, hobby	C	C	C	--	P	P	--	P	--	--	P	P	--	--
266	Laundromats and laundry services	C	--	--	C	--	--	ACUP	--	ACUP	ACUP	--	--	--	--
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	ACUP	ACUP	--	--	P	--
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	Nursery, retail	ACUP	C	C	ACUP P (91)	C	C	ACUP	--	ACUP	ACUP	C	C	P	--
274	Nursery, wholesale	ACUP	C	C	--	C	C	ACUP	--	ACUP	ACUP	C	C	P	--

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

Use		TYPE 1 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
276	Off-street private parking facilities	C	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	--	--
280	Pet shop – retail and grooming	ACUP	--	--	P	--	--	ACUP	--	--	C	--	--	P (76)	--
282	Research laboratory	C	--	--	--	--	--	--	--	C	--	--	--	P	P
284	Restaurants	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P (76)	P (76)
286	Restaurants, high-turnover	C	--	--	ACUP (92)	--	--	C	--	C	C	--	--	P (76)	--
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	Temporary offices and model homes (27)	C	--	--	--	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 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD		REC	TTEC	
		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR			SVR
292	Tourism facilities, including outfitter and guide facilities	C	--	--	P (93)	--	--	--	--	C	C	--	--	ACUP (76)	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 9. Kitsap County Code Section 17.410.050, Footnotes for zoning use table, last amended by Ordinance 538-2016, is amended as follows:

17.410.050 Footnotes for zoning use tables.

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

1. Where applicable subject to Section 17.410.060, Provisions applying to special uses.
2. Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.
3. When located within urban growth areas (except UR), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone.
4. No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres.
5. Provided public facilities do not inhibit forest practices.
6. Where permitted, automobile service stations shall comply with the following provisions:
 - a. Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles;
 - b. No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed;
 - c. The station shall not directly abut a residential zone; and
 - d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.
7. In rural wooded (RW), rural protection (RP), or rural residential (RR) zones:
 - a. Animal feed yards and animal sales yards shall be located not less than two hundred feet from any property line; shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall show that odor, dust, noise, and drainage shall not constitute a nuisance, hazard, or health problem to adjoining property or uses.

- b. All stables and paddocks shall be located not closer than fifty feet to any property line. Odor, dust, noise, flies, or drainage shall not be permitted to create or become a nuisance to surrounding property.
8. A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.
9. Veterinary clinics and animal hospitals are allowed, provided a major part of the site fronts on a street and the director finds that the proposed use will not interfere with reasonable use of residences by reason of too close proximity to such residential uses, or by reason of a proposed exterior too different from other structures and character of the neighborhood. All activities shall be conducted inside an enclosed building.
10. A cemetery, crematorium, mausoleum, or columbarium shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and shall provide required off-street parking spaces. No mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of a lot in a residential zone.
11. A circus, carnival, animal display, or amusement ride may be allowed through administrative review in all industrial zones and any commercial zones, except neighborhood commercial (NC), for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director's decision may be appealed to the hearing examiner.
12. All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.
13. Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidences of aircraft passing directly over dwellings during their landing or taking off patterns are minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall

show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.

14. In those zones that prohibit residential uses, family day-care centers are only allowed in existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.

15.

Animal Density Thresholds

On parcels less than five acres, livestock management is allowed as an agricultural use; provided, that the number of animals shall not exceed one large livestock, three small livestock, five ratites, six small animals, or twelve poultry subject to the following variables:		
Density Threshold	Per 40,000 square feet	Per 20,000 square feet
Parcel Size	1 acre or less Or A parcel that is 5 acres or less if within 200 feet of a lake or year-round stream	Greater than 1 acre, but less than or equal to 5 acres
Density Bonus:	The above specifications may be exceeded by a factor of 2 if:	

	No dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained.
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No feeding area or structure or building used to house, confine or feed livestock, small animals, ratites, or poultry shall be located closer than one hundred feet to any residence on adjacent property located within a rural wooded (RW), rural protection (RP), or rural residential (RR) zone, or within two hundred feet of any residence on adjacent property within any other zone; provided, a pasture (greater than twenty thousand square feet) shall not be considered a feed area.

16. The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone; provided, that any permanent above-ground structures not located within a right-of-way or easement shall be subject to the review of the director. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title. Water towers which exceed thirty-five feet in height, solid waste collection, transfer and/or handling sites in any zone shall be subject to a conditional use permit. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.

17. Reserved.

18. One piece of heavy equipment may be stored in any single-family zone; provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.

19. All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.

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 contractors' storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a

screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.

22. Stump grinding, soil-combining and composting in rural protection and rural residential zones must meet the following requirements:

- a. The subject property(ies) must be one hundred thousand square feet or greater in size;
- b. The use must take direct access from a county-maintained right-of-way;
- c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties;
- d. The subject property(ies) must be adjacent to an industrial zone or a complementary public facility such as a sewage treatment plant or solid waste facility;
- e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and
- f. The use must meet all other requirements of this title.

23. Home businesses located in the forest resource lands (FRL) must be associated with timber production and/or harvest.

24. Mobile homes are prohibited, except in approved mobile home parks.

25. All uses must comply with the town development objectives of Section 17.360C.020.

26. Single-family detached dwellings shall only be allowed when the existing parcel size as of August 31, 2016, would only allow the development of one dwelling unit.

27. Subject to the temporary permit provisions of Chapter 17.105.

28. Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development).

29. Reserved.

30. The Design Standards for the Community of Kingston set forth policies and regulations for properties within the downtown area of Kingston. All development within

this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.

31. Uses permitted only if consistent with an approved master plan pursuant to Chapter 17.440. Where a master plan is optional and the applicant chooses not to develop one, all uses shown as permitted require an administrative conditional use permit.
32. For properties with an approved master plan, all uses requiring a conditional use permit will be considered permitted uses.
33. Must be located and designed to serve adjacent area.
34. Bed and breakfast houses or vacation rentals with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.
35. The use shall be accessory and shall not occupy more than twenty-five percent of the project area.
36. Requires a conditional use permit when abutting SVR or SVLR zone.
37. The overall project shall include a residential component. A mixed use project shall be required to meet the minimum density for the zone in which it is located.
38. Customer service oriented uses over five thousand square feet are prohibited.
39. Reserved.
40. Self-storage facilities must be accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multifamily project.
41. Adult family homes serving one to six residents (excluding proprietors) are permitted uses. Adult family homes serving more than six applicable residents (excluding proprietors) require an administrative conditional use permit (ACUP).
42. All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

43. Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to the following limitations:

- 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 17.420.035 and Chapter 17.430.

45. Reserved.

46. Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size.

47. As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:

- 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 unless exemptions identified in Section 17.460.020 allow for the implementation of a dry sewer.
49. Mixed use development is prohibited outside of urban growth areas.
50. The Manchester Community Plan, Appendix A – Manchester Design Standards, sets forth policies and regulations for properties within the Manchester village commercial (MVC) district. All development within the MVC district must be consistent with these standards.
51. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I).
52. Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).
53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.410.060(B).
54. The gross floor area shall not exceed four thousand square feet.
55. Auction house and all items to be auctioned shall be fully enclosed within a structure.
56. There shall be no more than six rental vehicles kept on site.
57. When a component of development located within a commercial zone involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type II administrative decision.

58. In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions:

a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door. Each stacking lane shall be sized measuring eight and one-half feet in width and twenty feet in length, with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.

b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site.

c. All structures must be permanently secured to the ground.

d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.

59. Reserved.

60. All development in Illahee shall be consistent with the Illahee Community Plan.

61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).

62. General retail merchandise stores greater than one hundred twenty-five thousand square feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards). Additional square footage may be allowed for projects greater than twenty-five acres in size.

63. Restaurants, high-turnover that provide drive-through service must be compatible with the pedestrian focus of the Waaga Way Town Center (see the Silverdale Design Standards). Such businesses shall minimize potential conflicts with pedestrian and bicycle traffic and gathering areas by subordinating the drive-through service to the overall development design.

64. When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.

- 65. No car washes allowed in RCO or RI.
- 66. Personal service businesses in the RCO are limited to four chairs and are intended for local use only.
- 67. No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle.
- 68. In the RI zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only.
- 69. In the RI zone, cold storage facilities are only allowed for agricultural and food uses.
- 70. In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet.
- 71. In the RCO zone, custom art and craft stores are limited to studio type and size only.
- 72. Must be accessory to an immediate primary use.
- 73. Heavy construction, farming and forestry equipment only.
- 74. Allowed for existing airports only.
- 75. All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.
- 76.

0 – 4,000 square feet	=	<u>P</u>
4,001 – 10,000 square feet	=	ACUP
10,001 – 15,000 square feet	=	<u>C</u>
15,001 square feet and above	=	X

- 77. Reserved.
- 78. Reserved.
- 79. No residential uses are allowed within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.

80. Use prohibited within the Gorst urban growth area.
81. Use permitted outright in the Gorst urban growth area.
82. Use requires a conditional use permit in the Gorst urban growth area.
83. In the Gorst urban growth area, must take access from state route. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.
84. Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
85. Use requires an administrative conditional use permit (ACUP) or hearings examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
86. If located on the Central Kitsap Community Campus, any mixed use development must be in a single building, and total floor area devoted to commercial uses shall not exceed seventy percent. Other mixed use development standards and waivers set forth in Section 17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale Design Standards.)
87. If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.)
88. Uses allowed on the Poplar's property, as defined by the Silverdale Design Standards, shall not be subject to footnotes 84 through 87 until such time it is substantially redeveloped; but will be subject to all special provisions of this title.
89. Reserved.
90. Equipment storage located externally is not allowed.
91. Permitted in the Manchester village commercial zone if less than five thousand square feet.
92. Drive-through lanes are not allowed.
93. Terminals or facilities for motorized equipment are not allowed.

94. Any combination of structures shall not exceed five thousand square feet. Zoos and aquariums are prohibited.

95. Allowed on all port district owned property.

96. Reserved.

97. Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.

98. Number of individual boarding rooms may not exceed the maximum density for the zone or six (6) boarding rooms whichever is greater.

99. The number of individual boarding rooms must meet the minimum density for the zone or equal six (6) boarding rooms whichever is greater.

100. Allowed only as micro-gyms less than 5,000 square feet in size. All other fitness centers are prohibited.

101. Transitory accommodations allowed only pursuant to KCC 17.505.

102. Boarding houses must have Health District approval prior to occupancy.

Section 10. Kitsap County Code Section 17.490.030, last amended by Ordinance No. 534-2016, is amended as follows:

17.490.030 Number of spaces required.

Off-street parking spaces shall be provided as follows:

Land Use	Minimum Parking Spaces Required
Residential	
Single-Family (attached or detached)	During subdivision, 2 per unit + 0.5 per unit on street or set aside; for historical lots of lots with no standing requirement, 3 per unit. 1 additional space for accessory dwelling units or accessory living quarters. Garages are not calculated towards any parking requirement.

Land Use	Minimum Parking Spaces Required
Multifamily (Condos/Townhouses/Apartments)	1.5 per unit + 0.5 per unit on street or set aside
Senior Housing	0.5 per unit; 1 per on-duty employee
Institutional/Educational/Other	
Bed and Breakfast	1 per sleeping unit
Motels and Hotels	1 per bedroom; and spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc.
Club/Lodges	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc.
Hospitals and Institutions	1 per bed; 1 per 2 employees; 1 per 2 guests
Places of Worship	1 per 4 seats or 8 feet of bench length in the main auditorium
Library and Gallery	1 per 250 gross square feet
Preschool-Kindergarten	1 per employee; 1 per 6 children
Elementary/Middle or Junior High School	1 per employee; 2 per classroom
High School	1 per employee and teacher; 1 per 10 students
Colleges, Technical School	1 per 3 seats in classroom; 1 per employee and teacher
Stadium, Arena, Theater	1 per 4 seats or 8 feet of bench length in the main auditorium
Bowling Alley	6 per alley
Dance Hall, Skating Rink	1 per 200 gross square feet
Self Storage	1 per 3,000 gross square feet
Commercial/Retail/Office	
Restaurants/Bars/Taverns	If under 5,000 square feet of gross floor area – 1 per 200 square feet of gross floor area; If 5,000 or more square feet

Land Use	Minimum Parking Spaces Required
	of gross floor area – 20 plus 1 per each additional 200 square feet of gross floor area
Retail stores generating relatively little automobile traffic (e.g., appliance, furniture, hardware and repair stores)	1 per 400 square feet of gross floor area
Retail and personal service establishments generating heavy automobile traffic (e.g., department, drug, and auto parts stores, <u>fitness centers</u> , supermarkets, ice cream parlors, bakeries and beauty and barber shops)	1 per 200 square feet of gross floor area
Espresso Stands, Drive-In and Fast Food Restaurants	1 per 80 square feet of gross floor area
Professional Office	1 per 300 square feet of gross floor area
Physical Fitness Clubs/Gyms	1 per 200 square feet of gross floor area.
Shops and stores for sales, service or repair of automobile, machinery and plumbing, heating, electrical and building supplies	1 per 600 square feet of gross floor area
Mortuaries, Funeral Homes, Crematories	1 per 75 square feet of assembly area
Medical and Dental Office or Clinic	1 per 200 square feet of gross floor area
Bank, Financial Institutions	1 per 400 square feet of gross floor area
Industrial	
Marinas and Moorage Facilities	1 per 4 moorage slips
Warehouse, Storage, and Wholesale Facilities	1 per 2 employees; 1 per company vehicle parked on site at night (if applicable); 1 per 300 square feet of office space
Manufacturing, Research, Testing, Processing and Assembly Facilities	1 per 1,000 square feet
Winery/Brewery	1 per 800 square feet of gross floor area

A. Relaxation of Required Spaces.

1. The director may authorize a reduction up to 25% to the amount of required off-street parking if a project proponent demonstrates that, due to the unusual nature of the proposed use, it is reasonable that the off-street parking required by this section exceeds any likely need, or that trip demand reduction programs or public transit availability serves to further reduce parking demand.
2. An increase over 10% or a reduction greater than 25% from the minimum parking ratio shall be processed pursuant to KCC 17.560.

B. Other Uses.

1. Other uses not specifically listed above shall furnish parking as required by the director. The director shall use the above list as a guide for determining requirements for said other uses.
2. Storage of junk motor vehicles is subject to the provisions of Section 17.105.090(I).

NEW SECTION Section 11. A new Chapter 17.505, “Transitory Accommodations” is added to Title 17, Kitsap County Code to read 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 maybe developed in urban areas of Kitsap 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.

17.505.020 Definitions.

All definitions of Chapters 17.110 and 21.02 KCC 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 qualified 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 or metal as follows:
 - a. 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.
 - b. A wood or metal structure must be manufactured offsite according to manufacturer’s specifications and intended for temporary housing or is constructed onsite 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.

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 KCC 21.04; all through temporary land use permits.
2. Approvals of Single-Family Transitory Accommodations shall be a Type I decision under KC 21.04.
3. Approval is valid for 180-days from issuance. A single extension requested, at minimum, 30 days in advance, may be approved for an additional 180-days. Such renewal shall be a Type I decision. If submitted less than 30 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 180-day extension, small, large, safe-park and indoor transitory accommodations may apply for permanent approval after their initial 180-day temporary approval. Such an approval would be a 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 KCC 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 KCC 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.

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 (1) recreational vehicle, as defined in KCC 17.110.650, or up to two (2) membrane shelters on developed property that it owns or controls for the shelter of up to two (2) 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 15 days before the proposed use of the recreational vehicle or membrane shelters. The director may waive this requirement in warranted circumstances.
4. 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.
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 (10) shelters on developed or undeveloped property that it owns or controls for the shelter up to twenty-five (25) 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 (5) 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 KCC 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 30 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 75 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 (2) -foot separation must be maintained between shelters
- j. Electrical service shall be in accordance with recognized and accepted practices and approved by the 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 ½ 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 3-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 toilets must be screened from neighboring properties.
- 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 (11) to forty (40) shelters on developed or undeveloped property that it owns or controls for the shelter of up to fifty (50) 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 condition 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 24 hours a day, 7 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.

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 (6) or fewer motor vehicles or recreational vehicles accommodating up to 25 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 (75) 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.

17.505.040 Number of Transitory Accommodations per Property. A property(s) may not have more than one Transitory Accommodation approval on the property(s) at one time.

17.505.050 Failure to Apply. If a transitory accommodation for which an approval would be required is established without an approval first having been obtained, the director shall require that all activities associated with the accommodation cease immediately and the site vacated and restored to its pre-accommodation condition unless and until such time as an approval has been obtained.

Section 12. Effective Date: This Ordinance shall take effect immediately upon adoption.

Section 13. 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 14. Scribner’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 _____ day of _____, 2017.

**KITSAP COUNTY BOARD OF
COMMISSIONERS**

CHARLOTTE GARRIDO, Chair

ATTEST:

ROBERT GELDER, Commissioner

Dana Daniels
Clerk of the Board

EDWARD E. WOLFE, Commissioner

Approved as to Form:

Lisa Nickel
Deputy Prosecuting Attorney