

KCC 17.376

Rural Employment Center Zone and 12 Trees Employment Center Zone

Purpose.

The Rural Employment Center and 12 Trees Employment Center Zones provide for isolated areas of industrial and commercial type uses in the rural areas of Kitsap County. The RECZ and TTEC are not required to principally serve the existing and projected rural population, but rather to promote the rural economy by providing and creating jobs close to home. This zone encompasses a Type III Limited Area of More Intensive Rural Development, and shall protect Kitsap County's rural character, by containing and limiting rural development. Development within this zone must not conflict with surrounding uses, and must assure visual compatibility with the surrounding area. The methods for achieving such purpose is by providing for buffers, limiting the size, and height to be appropriate for the rural areas.

Uses.

Uses shall be allowed in accordance with Chapter 17.381 and Table 17.381.040, Rural Employment Center Zone and 12 Trees Employment Center Zone.

Height Regulation.

Height requirements shall be in accordance with Chapter 17.382 and Table 17.382.070, Rural Employment Center Zone and 12 Trees Employment Center Zone.

Lot Requirements.

Lot requirements shall be in accordance with Chapter 17.382 and Table 17.382.070, Rural Employment Center Zone and 12 Trees Employment Center Zone.

Signs.

As well as being consistent with 17.445, signage within the Rural Employment Zone and 12 Trees Employment Center Zone must also be consistent with 17.445.095 'Master Sign District'. Additionally, signs for development within the RECZ may not exceed 10 feet in height, and must be consistent with 17.455.110 'Interpretations and Exceptions: Obnoxious Things'.

Off-street Parking and Loading.

Off-street parking shall be provided according to the provisions of Chapter 17.435.

Landscaping.

Landscaping requirements shall be in accordance with 17.385. It is recognized that buffers have value in providing a consistent screening between uses, intensities and zones which may otherwise conflict. Buffers shall only be required along the exterior boundary of the Rural Employment Center and 12 Trees Center zones.

For new development where existing approved screening buffers abut the subject lot, the director shall apply an appropriate screening buffer width of no less than 25 feet and no greater than 50 feet, depending on the proposed project or site impacts, such as traffic generation, light, noise, glare, odor, dust, visual impact, adjacent residential development. To the extent feasible, the Director shall maintain consistent buffer widths throughout the development.

For new development where there are not existing approved screening buffers abutting the subject lot, the director shall apply an appropriate screening buffer width of no less than 25 feet and no greater than 50 feet, depending on the proposed project or site impacts, such as traffic, light, noise, glare, odor, dust, visual impact, adjacent residential development.

All legally created existing businesses, upon the date of adoption, within the REC and TTEC boundaries, are exempt from complying with the above.

Other Provisions.

Temporary Permits.

Temporary permits within the REC and TTEC are subject to the provisions of 17.455.090 'Temporary permits'.