

**DRAFT CHANGES TO KITSAP COUNTY CODE TITLE 17**  
**'ZONING': PROPOSED RURAL COMMERCIAL AND RURAL**  
**INDUSTRIAL USE TABLES**

**HOW TO READ THIS DOCUMENT**

“**ACUP**” Administrative Conditional Use Permit (Requires public notice and can be approved by the Director of the Department of Community Development)

“**P**” Permitted (Still requires a building permit, but no noticing)

“**C**” Conditional Use Permit (Requires public noticing and a hearing with the Kitsap County Hearing Examiner)

“**X**” Not Allowed

Public Outreach Key:

**Green** = 50-100% of the public thinks the use is appropriate for the rural areas

**Yellow** = 25-49% of the public thinks the use is appropriate for the rural areas

**Grey** = 0-24% of the public thinks the use is appropriate for the rural areas

**RED text indicates a change that came out of the Rural Stakeholder Process and/or the Kitsap County Planning Commission. These changes are supported by staff. The ~~struck-out~~ uses indicate the original proposal with their replacements above them in red.**

SEPTEMBER 1, 2010 VERSION

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
Accessory dwelling units (1)	X		<u>X</u>	Green	<u>X</u>	X
Accessory living quarters (1)	X		<u>X</u>		<u>X</u>	X
Accessory use or structure (1) (17) (18) (51)	P		<u>P</u>		<u>P</u>	ACUP
Adult family home	X		<u>ACUP</u> <u>P</u> (41)	Yellow	<u>ACUP</u> <u>P</u> (41)	ACUP P (41)
Bed and breakfast house	ACUP C (34)		<u>ACUP</u> <u>C</u> (34)	Green	<u>X</u>	X
Caretaker's dwelling	ACUP		<u>P</u>	Green	<u>P</u>	P
Convalescent home or congregate care facility	C		<u>X</u>		<u>X</u>	X
Cottage housing developments	X		<u>X</u>	Grey	<u>X</u>	X
Dwelling, duplex	X		<u>X</u>	Grey	<u>X</u>	X
Dwelling, existing	P		<u>P</u>	Green	<u>P</u>	P
Dwelling, multi-family	X		<u>X</u>	Gray	<u>X</u>	X
Dwelling, single-family attached	X		<u>X</u>		<u>X</u>	X
Dwelling, single-family detached	X		<u>X</u>		<u>X</u>	X
Guest house (1)	X		<u>X</u>		<u>X</u>	X
Home business (1) (53)	ACUP		<u>ACUP</u>	<u>Green</u>	<u>X</u> <u>ACUP</u>	X
Hotel/Motel	C		<u>X</u>	<u>Grey</u>	<u>X</u>	X
Manufactured homes	X		<u>X</u>	<u>Yellow</u>	<u>X</u>	X
Mixed use development (44)	ACUP		<u>X</u>	<u>Grey</u>	<u>X</u>	X
Mobile homes	X		<u>X</u>		<u>X</u>	X
Residential care facility	X		<u>X</u>		<u>X</u>	X
Accessory use or structure (1) (17) (51)	P		<u>P</u>		<u>P</u>	P
Adult entertainment (1)	X		<u>X</u>		<u>X</u>	C

SEPTEMBER 1, 2010 VERSION

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
Ambulance service	C		<u>X</u>		<u>X</u>	ACUP
Auction house (55)	X		<u>C</u>		<del>C</del> <del>X</del>	P
Auto parts and accessory stores (65)	P		<u>C</u>	Grey	<u>X</u>	X
Automobile rentals	P (56)		<u>X</u>	Grey	<u>X</u>	X
Automobile repair and car washes (65)	ACUP (54)		<u>C</u>	Grey	<del>C</del> <del>X</del>	P (33)
Automobile service station (6)	ACUP		<u>C</u>	Grey	<del>C</del> <del>X</del>	P (33)
Automobile, recreational vehicle or boat sales	X		<u>X</u>	Grey	<u>X</u>	ACUP (35)
Boat/marine supply stores	X		<u>C</u>	Yellow	<u>X</u>	X
Brew pubs	ACUP		<u>X</u>	Yellow	<u>X</u>	ACUP
Clinic, medical	ACUP		<del>X</del>		<u>X</u>	C
Conference center	X		<u>X</u>	Yellow	<u>X</u>	X
Custom art and craft stores	P (54)		<u>C</u>	Yellow	<u>X</u>	X
Day-care center (14)	P (54)		ACUP	Yellow	<u>X</u>	P (33)
Day-care center, family (14)	ACUP (54)		<u>X</u>		<u>X</u>	X
Drinking establishments	C		<del>C</del> <del>X</del>		<u>X</u>	X
Engineering and construction offices	P (54)		ACUP	Grey	ACUP (72) <del>X</del>	P (33)
Espresso stands (58) (72)	P		ACUP		ACUP <del>X</del>	P (33)
Equipment rentals	X		ACUP	Yellow	ACUP (73)	P
Farm and garden equipment and sales	X		ACUP	Green	<del>C</del> <del>X</del>	X
Financial, banking, mortgage and title	(54)		<u>X</u>	Grey	<u>X</u>	ACUP (33)

SEPTEMBER 1, 2010 VERSION

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
institutions						
General office and management services – less than 4,000 s.f.	P		<u>ACUP</u>	<u>Grey</u>	<u>X</u>	P (33)
General office and management services – 4,000 to 9,999 s.f.	ACUP		<u>C</u>		<u>X</u>	X
General office and management services – 10,000 s.f. or greater	X		<u>X</u>		<u>X</u>	X
General retail merchandise stores – less than 4,000 s.f.	P		<u>ACUP</u>		<u>X</u>	ACUP (33)
General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP		<u>C</u>		<u>X</u>	X
General retail merchandise stores – 10,000 to 24,999 s.f.	C		<u>X</u>		<u>X</u>	X
General retail merchandise stores – 25,000 s.f. or greater	X		<u>X</u>		<u>X</u>	X
Kennels or Pet day-cares	<u>ACUP</u>		<u>C</u>	<u>Green</u>	<u>C</u>	ACUP
Kennels, hobby	P		<u>X</u>		<u>X</u>	X
Laundromats and laundry services	P (54)		<u>X</u>	<u>Grey</u>	<u>X</u>	ACUP
Lumber and bulky building material sales	X		<u>C</u>	<u>Grey</u>	<u>ACUP</u> <u>C</u>	P
Mobile home sales	X		<u>X</u>		<u>X</u>	X
Nursery, retail	ACUP		<u>ACUP</u>	<u>Green</u>	<u>X</u>	X
Nursery, wholesale	ACUP		<u>P</u>	<u>Green</u>	<u>P</u>	X
Off-street private parking facilities	ACUP		<u>X</u>	<u>Yellow</u>	<u>X</u>	X
Personal services – skin care, massage, manicures, hairdresser/barber <u>(66)</u>	P (54)		<u>ACUP</u> (54)	<u>Yellow</u>	<u>X</u>	X
Pet shop – retail and	ACUP		<u>ACUP</u>		<u>X</u>	X

SEPTEMBER 1, 2010 VERSION

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
grooming			<u>(54)</u>			
Research laboratory	X		<u>X</u>		<u>C</u>	P
Restaurants	P (54)		<u>C</u>	<u>Yellow</u>	<u>X</u>	ACUP (33)
Restaurants, high-turnover	C		<u>X</u>		<u>X</u>	P (59)
Recreational vehicle rentals	X		<u>X</u>	<u>Grey</u>	<u>X</u>	ACUP
Temporary offices and model homes (27)	X		<u>X</u>		<u>X</u>	X
Tourism facilities, including outfitter and guide facilities	X		<u>ACUP</u>		<u>X</u>	ACUP
Tourism facilities, including seaplane and tour-boat terminals	X		<u>C</u>		<u>X</u>	X
Transportation terminals	C		<u>X</u>	<u>Yellow</u>	<u>X</u>	ACUP
Veterinary clinics/Animal hospitals	ACUP		<u>ACUP</u>	<u>Yellow</u>	<u>X</u>	ACUP
Accessory use or structure (1) (17) (51)	P		<u>P</u>		<u>P</u>	P
Amusement centers	C		<u>X</u>	<u>Grey</u>	<u>X</u>	C (11)
Carnival or Circus	C		<u>X</u>	<u>Grey</u>	<u>X</u>	ACUP (11)
Club, civic or social	ACUP		<u>C</u>	<u>Green</u>	<u>X</u>	ACUP
Golf courses	ACUP		<u>X</u>	<u>Yellow</u>	<u>X</u>	X
Marinas	ACUP		<u>C</u>	<u>Green</u>	<u>C</u>	C
Movie/Performance theaters, indoor	ACUP		<u>X</u>		<u>X</u>	X
Movie/Performance theaters, outdoor	X		<u>C</u>		<u>X</u>	X
Museum, galleries, aquarium, historic or cultural exhibits (67)	ACUP		<u>C</u>	<u>Yellow</u>	<u>X</u>	X
Parks and open space	P		<u>P</u>	<u>Green</u>	<u>P</u>	P
Race track, major	X		<u>X</u>	<u>Grey</u>	<u>X</u>	C

SEPTEMBER 1, 2010 VERSION

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
Race track, minor	X		<u>X</u>	<u>Grey</u>	<u>X</u>	C
Recreational facilities, private	ACUP		<u>C</u>	<u>Green</u>	<u>X</u>	C
Recreational facilities, public	ACUP		<u>ACUP</u>	<u>Green</u>	<u>X</u>	C
Recreational vehicle camping parks	C		<del>X</del> <del>C</del>		<u>X</u>	X
Zoo	X		<u>X</u>		<u>X</u>	X
Accessory use or structure (1) (17) (51)	P		<u>P</u>		<u>P</u>	ACUP
Government/Public structures	ACUP		<u>ACUP</u>	<u>Grey</u>	<u>C</u>	P
Hospital	X		<u>X</u>	<u>Yellow</u>	<u>X</u>	C
Places of worship	C		<u>C</u>	<u>Green</u>	<u>X</u>	C
Private or public schools (20)	C		<u>C</u>	<u>Green</u>	<del>C</del> <del>X</del>	ACUP
Public facilities, transportation and parking facilities, electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP		<u>C</u>	<u>Yellow</u>	<u>C</u>	ACUP
Accessory use or structure (1) (17) (51)	P		<u>P</u>		<u>P</u>	ACUP
Air pilot training schools	X		<u>X</u>		<u>X</u>	P
Assembly and packaging operations	X		<u>X</u>	<u>Yellow</u>	<u>C</u>	ACUP
Boat yard	X		<u>X</u>	<u>Yellow</u>	<u>C</u>	ACUP
Cemeteries, mortuaries, and crematoriums (10)	C		<u>C</u>	<u>Green</u>	<u>C</u>	ACUP
Cold storage facilities (69)	X		<del>C</del> <del>X</del>		<u>C</u>	P
Contractor's storage yard (21)	X		<del>X</del> <del>C</del>	<u>Grey</u>	<u>ACUP</u> <del>X</del>	P
Food production, brewery or distillery	X		<u>C</u>	<u>Yellow</u>	<u>C</u>	C

SEPTEMBER 1, 2010 VERSION

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
Fuel distributors	X		<u>X</u>	Grey	<u>C</u>	C
Helicopter pads (13)	X		<u>X</u>		<del>ACUP</del> <u>C</u>	ACUP
Manufacturing and fabrication, light	X		<u>X</u>	Grey	<u>C</u>	P
Manufacturing and fabrication, medium	X		<u>X</u>		<u>C</u>	P
Manufacturing and fabrication, heavy	X		<u>X</u>		<u>X</u>	ACUP
Manufacturing and fabrication, hazardous	X		<u>X</u>		<u>X</u>	C
Recycling centers	X		<del>C</del> <del>X</del>	Yellow	<u>C</u>	ACUP
Rock crushing	X		<u>X</u>	Grey	<u>C</u>	C
Slaughterhouse or animal processing	X		<u>C</u> (70)	Yellow	<u>C</u> (70)	C
Storage, hazardous materials	X		<del>C</del> <del>X</del>	Yellow	<del>C</del> <del>X</del>	C
Storage, indoor	X		<del>C</del> (75) <del>X</del>		<del>ACUP</del> <u>C</u>	P
Storage, outdoor	X		<del>C</del> (75) <del>X</del>		<u>C</u>	P
Storage, self-service	C		<del>C</del> (75) <del>X</del>		<del>C</del> <del>X</del>	P
Storage, vehicle and equipment (1)	X		<u>C</u>		<u>X</u>	P
Top soil production, stump grinding	X		<u>C</u>	Green	<u>ACUP</u>	ACUP
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X		<u>X</u>		<u>C</u>	C
Uses necessary for airport operation such as runways, hangars, fuel	X		<u>X</u>		<del>C</del> (74) <del>X</del>	C

Use	NC		RCO (64) (12)	Outreach Use Exercise	RI (42) (12)	IND
storage facilities, control towers, etc. (13)						
Warehousing and distribution (68)	X		<u>X</u>	Grey	<del>ACUP</del> <u>C</u>	P
Wrecking yards and junk yards (1)	X		<u>X</u>	Grey	<u>C</u>	C
Accessory use or structure (1) (17) (51)	P		<u>P</u>		<u>P</u>	ACUP
Aggregate extractions sites	X		<u>C</u>		<u>C</u>	C
Agricultural uses (15)	P		<u>P</u>	Green	<u>P</u>	P
Aquaculture practices	C		<u>C</u>	Green	<u>C</u>	C
Forestry	P		<u>P</u>	Green	<u>P</u>	P
Shellfish/fish hatcheries and processing facilities	X		<u>X</u>	Yellow	<u>C</u>	C
Temporary stands not exceeding 200 sq ft in area and exclusively for the sale of agricultural products grown on-site (27)	P (2)		<u>P</u> (2)		<del>X</del> <u>P</u>	P (2)

1. Where applicable subject to Section [17.381.060](#), Provisions applying to special uses.
2. Minimum setbacks shall be 20 ft 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, 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.
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.
12. All buildings and activities shall be set back a minimum of fifty feet in FRL, MR, 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. Public use airports and heliports are allowed only within the airport (A) zone established by this title. Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidents of aircraft passing directly over dwellings during their landing or taking off patterns is minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.
14. In those zones that prohibit residential uses, family day-care centers are only allowed in existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A site-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.
15. The number of animals on a particular property shall not exceed one large livestock, three small livestock, five ratites, six small animals, or twelve poultry:

a. Per forty thousand square feet of lot area for parcels one acre or smaller or for parcels five acres or smaller located within two hundred feet of a lake or year round stream; provided, that when no dwelling unit or occupied structure exists within three hundred feet of the lot on which the animals are maintained the above specifications may be exceeded by a factor of two;

b. Per twenty thousand square feet of area for parcels greater than one acre, but less than or equal to five acres, not located within two hundred feet of a lake or year round stream; provided, that when no dwelling unit or occupied structure exists within three hundred feet of the lot on which the animals are maintained the above specifications may be exceeded by a factor of two.

c. No feeding area or structure or building used to house, confine or feed livestock, small animals, ratites, or poultry shall be located closer than one hundred feet to any residence on adjacent property located within a rural wooded (RW), rural protection (RP), 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 17.470.

17. For waterfront properties, accessory structures such as docks, piers, and boathouses may be permitted in the rear yards, shorelands or tidelands subject to the following limitations:

a. All requirements of the Kitsap County Shoreline Management Master Program must be met;

b. The building height of any boathouse shall not be greater than fourteen feet above the ordinary high water line;

c. Covered structures must abut or be upland of the ordinary high water line; and

d. No covered structure shall have a width greater than twenty-five feet or twenty-five percent of the lot width, whichever is most restrictive.

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

20. Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.

21. Outdoor contractor's storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or

storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of 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.

27. Subject to the temporary permit provisions of Chapter 17.455.

34. Bed and breakfast houses with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.

39. For the purpose of construction and maintenance of a timber management road system.

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 site-obscuring fence or wall.

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

- a. Not more than two individuals shall be the recipients of special care;
- b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care;
- c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
- d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and

may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section;

e. The manufactured/mobile home must be removed when the need for special care ceases; and

f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.

44. Certain development standards may be modified for mixed use developments, as set forth in Section [17.382.035](#) and Chapter 17.400 of this title.

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

51. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section [17.455.090](#)(l).

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).

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.

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

a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door. Each stacking lane shall be sized measuring 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 17.435, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site.

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

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

64. When a component of development 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 Administrative Decision.

65. No car washes allowed in RCO or RI. Automobile repair and sales should be primarily focused on repair of forestry or farm related equipment.

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, slaughterhouse and animal processing may have a retail component not to exceed 4,000 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. Allow for existing airports only.

75. Storage on commercially zoned rural property is only permitted if no available industrial lands are available within 5 miles. All storage must be screened from public view by a 25 ft buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.

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