

## Rural Stakeholders Review of Rural Commercial and Rural Industrial Zones

This document is intended to provide a summary of the uses debated by the Rural Stakeholder Group pertaining to the RCO and RI zones. A number of changes to the use tables were proposed. Below is a list of the proposed use, the original permissibility, the proposed permissibility, and the resultant permissibility.

Use	Zone in Which Change Proposed to Occur	Original Permissibility	Proposed Permissibility	Resultant Permissibility	Reasoning
<b>Residential Uses</b>					
Bed and Breakfast	RCO	C	ACUP and C with footnote (34)	ACUP and C with footnote (34)	Bed and Breakfasts can be a great addition to some small communities. If not commercial zoning is available, this use may make sense.
Home Business	RI	ACUP	X	X	With very limited RI land, home businesses do not provide industrial opportunities.
<b>Commercial Uses</b>					
Auction House	RI	X	C	C	Auction houses can create a large amount of noise, and may be more appropriate for an

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					industrial area.
Automobile Repair and Car Washes	RI	X	C	C	Automobile repair can have industrial components. Car washes still not permitted, as per footnote (65)
Clinic Medical	RCO	C	X	X	Medical clinics require urban levels of service.
Drinking Establishments	RCO	X	C	C	Drinking establishments can be appropriate for the rural areas, and can promote tourism.
Engineering and construction offices	RI	X	ACUP with footnote (72)	ACUP and footnote (72)	Must be accessory to primary use.
Espresso Stands	RI	X	ACUP (72)	ACUP (72)	Must be accessory to primary use.
Farm and Garden Equipment and Sales	RI	X	C	C	This use can be vital to a healthy food-chain in Kitsap County.
General Office and management services less than 4,000 sq ft	RI	X	C	X	General office and management services are not an industrial use.
Restaurants, high-turnover	RCO and RI	X	C	X	Fast Food restaurants are not compatible with Kitsap

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					County rural character.
Transportation Terminal	RI	X	C	X	Transportation terminals are not consistent with Kitsap County Rural Character. Kitsap Airporter and Park-and-Ride lots are permitted under other uses.
<b>Recreational Uses</b>					
Recreational vehicle camping parks	RCO	C (46)	X	X	Staff error. This use requires 20 acres or more of property.
<b>Institutional Uses</b>					
Private or Public Schools	RI	X	C	C	Certain types of schools may be appropriate for the rural area. For example, agricultural or forestry schools.
<b>Industrial Uses</b>					
Cold Storage Facilities	RCO	X	C	C	This use can be vital to a healthy food-chain in Kitsap County.
Contractor's storage yard	RCO and RI	RCO=C RI=C	RCO=X RI=ACUP	RCO=X RI=ACUP	Contractor's storage yard makes more sense in the industrial area, as they do

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					not have a commercial component.
Helicopter Pads	RI	X	ACUP	ACUP	Helicopter pads can be important in providing emergency medical care to rural residents.
Recycling Centers	RCO	X	C	C	Provides a service to rural residents.
Storage Hazardous	RI	X	C	C	This use could make sense for the rural area in terms of fertilizer, propane, pesticide etc storage. The question will come with Fire Marshall and/or Health District approval. With footnote for screening for rural compatibility.
Storage Indoor	RI	X	ACUP	ACUP	With footnote for screening for rural compatibility.
Storage, self-service	RCO and RI	RCO=X RI=X	RCO=C RI=C	RCO=C RI=C	With footnote for screening for rural compatibility.
Storage, vehicle and	RI	X	C	C	With footnote for

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equipment					screening for rural compatibility.
Uses necessary for airport operation such as runways, hangars, fuel storage facilities control towers, etc.	RI	X	C	C	Kitsap County has existing airports in the rural areas. This use will come with a footnote allowing this use for existing airports only.
Top Soil production and stump grinding	RCO	X	C	C	Could be a commercial use if soil is being sold.
Warehousing and distribution	RI	C	ACUP	ACUP	This use can be important for a healthy food-chain and other rural and resource uses.
Temporary stands not exceeding 200 sq ft in area and exclusively for the sale of products grown on-site.	RI	P	X	X	This is a commercial use.