

Search...



Home Permitting V Services & Resources V Community Planning V Environmental Programs V

Contact Us

Kitsap > DCD > Regional Center Zone

Regional Center Zone

Quick Reference Guide

Here is a quick reference guide to your zone. This information is a summary of your zone's purpose, allowed uses, density, dimensions, and setbacks. The tables below do not include prohibited uses.

This information summarizes Kitsap County Code and is subject to change. For full information about your zone, please see the <u>Official Kitsap County Code</u>.

In all permit-related decisions, the Official Kitsap County Code governs.

Purpose

The regional center zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Uses may be mixed either vertically or horizontally. Such a mix of uses is encouraged within individual projects and/or between adjacent projects. This zone is intended to foster a development pattern focused on the public street that will provide for an integrated, compatible mix of higher density housing and commercial businesses and services. Mixed use development as defined by Section 17.110.485 is encouraged and incentivized within this zone but not required.

(Ord. 534 (2016) § 7(5) (App. E) (part), 2016)

Classification of zones				
Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Minimum Density	Maximum Density
Urban High Intensity	Regional Center	RC	10 dwelling	30 dwelling

Commercial		units/acre	units/acre; up to	
			60 dwelling	
			units/acre in the	
			Silverdale Regional	
			Growth Area	

Allowed Uses and Density and Dimensions Table

Please note that the tables below only include what is allowed in the corresponding zone and does not include prohibited uses.

Use Table - Permitted Use (P) = This table shows allowed uses that are permitted within the zone with the appropriate permit from the Department of Community Development (DCD). <u>Click here</u> to explore DCD project/permit types.

Use Table - Administrative Conditional Use Permit (ACUP) = This table shows the allowed uses that are permitted within this zone, but will require an Administrative Conditional Use Permit (ACUP).

Use Table - Hearing Examiner Conditional Use Permit (C) = This table shows the allowed uses that are permitted within this zone, but you will be <u>required</u> to apply for an Conditional Use Permit (CUP) to establish conditions to protect public health, safety and welfare and subject to approval by the hearing examiner.

Use Table Footnotes

- (19) All development within the <u>Silverdale Design District boundaries</u> must be consistent with the <u>Silverdale Design Standards</u>.
- (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 <u>Section 17.460.020</u> allow for the implementation of a dry sewer.
- (57) Unless the permit application is a Type III quasi-judicial action, when a component of development located within a commercial or industrial zone involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type II administrative decision.
- (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.
- (101) Transitory accommodations allowed only pursuant to Chapter 17.505.

Silverdale Design Districts and Standards

Silverdale Design District map

Silverdale Sub Area Plan (pending)

RESIDENTIAL USES	Footnotes
Accessory use or structure	1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses.
	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).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Adult family home	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). 84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Boarding house	99 - The number of individual boarding rooms must mee the minimum density for the zone or equal six boarding rooms, whichever is greater.
	102 - Boarding houses must have health district approva
Dwelling, existing	
Hotel/motel	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
COMMERCIAL/BUSINESS USES	Footnotes
Accessory use or structure	 1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 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).
Ambulance service	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Auction house	55 - Auction house and all items to be auctioned shall be fully enclosed within a structure.
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Auto parts and accessory stores	65 - No car washes allowed in RCO or RI.
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale DesignStandards.)
Automobile rentals	61 - Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Automobile repair and car washes	65 - No car washes allowed in RCO or RI. 84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Automobile service station	 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.
	61 - Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)

Nonmotorized recreation rentals	95 - Allowed on all port district owned property.
Boat/marine supply stores	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Brew pubs	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on 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.)
Clinic, medical	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.)
Conference center	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
Custom art and craft stores	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on 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.)
Day-care center	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. (85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
Day-care center, family	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. 61 - Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Engineering and construction offices	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Espresso stands	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 (i.e., eight and one-half feet in width and sixty 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. 72 - Must be accessory to an immediate primary use. 61 - Use prohibited in the Waaqa Way Town Center area
	(see the Silverdale Design Standards). 84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Equipment rentals	61 - Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Farm and garden equipment and sales	61 - Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Financial, banking, mortgage and title institutions	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on 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.)
Fitness center	
General office and management services – less than 4,000 s.f.	
General office and management services – 4,000 to 9,999 s.f.	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)

General office and management services – 10,000 s.f. or greater	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
General retail merchandise stores – less than 4,000 s.f.	
General retail merchandise stores – 4,000 to 9,999 s.f.	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
General retail merchandise stores – 10,000 to 15,000 s.f.	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
General retail merchandise stores – 15,001 to 24,999 s.f.	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Laundromats and laundry services	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Nursery, retail	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Nursery, wholesale	61 - Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Off-street private parking facilities	
Personal services – skin care, massage, manicures, hairdresser/barber	66 - Personal service businesses in the RCO are limited to four chairs and are intended for local use only.
	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.)
Pet shop – retail and grooming	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Restaurants	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use

permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
33 - Must be located and designed to serve adjacent area.84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
84 - Use prohibited on the Central Kitsap Community Campus. (See the <u>Silverdale Design Standards</u> .)
Footnotes
 1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 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).
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.
(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)

Movie/performance theaters, indoor	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
Museum, galleries, aquarium, historic or cultural exhibits	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.
	(85) Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
Parks and open space	
INSTITUTIONAL USES	Footnotes
Accessory use or structure	1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 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).
INDUSTRIAL USES	Footnotes
Accessory use or structure	 1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 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). 84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Air pilot training schools	84. Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
RESOURCE LAND USES	Footnotes

Accessory use or structure	1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 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(l).
	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
Forestry	84 - Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)

- Use Table Administrative Conditional Use Permit (ACUP)
- **★** Use Table Hearing Examiner Conditional Use Permit (C)
- **➡** Density, Dimensions and Design (Setbacks)
- Silverdale Design District Map

Contact Us

help@kitsap1.com (360) 337-5777



619 Division St. Port Orchard, WA 98366

Planners & Review Staff Available:

Monday - Friday 9:00 am - 12:00 pm

Permit Technicians & General Lobby Hours:

Monday - Thursday 8:00 am - 4:00 pm

Friday 9:00 am - 1:00 pm

Need more assistance? We are here to help!

Related links: My Commercial Business Do I need a Building Permit Brochure [pdf] Is My Lot Buildable? Brochure [pdf] Commercial Building Plans Requirements Brochure [pdf] Construction Plan Items Brochure [pdf] Design Districts Kitsap County Code Parcel Details Parcel Search Silverdale Design District Map Silverdale Design Standards Protect My Natural Environment

LIVE/VISIT

Chambers of Commerce

Planning Commission

Hearing Examiner

Where to Recycle

Campus Map

Visit Kitsap

BUSINESS

Permits

Purchasing Bids

Economic Development & Marketing

GOVERNMENT

Departments

Press Releases

Employment Information

Get Involved

Search & Apply for Jobs

CONNECT WITH US



■ NEWS SIGN UP

Website Policies & Use | Contact Us | Connect with Us | Website Feedback Form | @ 2018 Kitsap County