

Chapter 16.30

GENERAL LAND USE REQUIREMENTS – TABLES

16.30.080

Table 16.30.080 – Residential land uses.

		Greenbelt	Residential – Mobile Home Park	Residential – 4.5 Units/Acre	Residential – 8.0 Units/Acre	Residential – 12.0 Units/Acre	Residential – 20.0 Units/Acre	Commercial Retail and Office	Business Professional I	Business Professional II	Mixed Uses	Employment Industrial and Office	Community Facilities
		Gb	RMH	R4.5	R8	R12	R20	Co	BP I	BP II	Mxd	Eo	Cf
P = Permitted C = Conditional A = Administrative permit required													
Dwelling Units													
*	Single-family detached	P		P	P	P	P6		P	P			
*	Single-family attached				P	P	P				P		
*	Multifamily					P	P	C7			P		
*	Mobile home park		P										
*	Houseboat							C			C	C	C
Group Residences													
*	Senior citizen assisted			A	P	P	P	C7	C	C	C		C
*	Community residential facility – CRF				C	C	C				C		C
*	CRF – prisoner release						C						C
*	Dormitory												C2
Accessory Uses													
*	Residential living quarters			A3	A3	A3		P	A	A	A3	P	
*	Home (cottage) industry			A	A	A	A4,5		A	A	A		
*	Home occupation	A		A	A	A	A4,5		A	A	P		
*	Home profession	P	P	P	P	P	P		P	P	P		
*	Medical marijuana cooperative	P8	P8	P8	P8	P8	P8		P8	P8	P8		
Temporary Lodging													
7011	Hotel/motel							P1			C1		
*	Bed and breakfast	C	C	C	C	C	C	P	A	A	P		
7041	Organization hotel/lodging houses							C			C		

Note: All applicable requirements of this title, or other applicable state or federal requirements, shall govern a use located within the Port Orchard incorporated area in addition to those described in the notes following.

1. Except bed and breakfast.
2. Only as an accessory to a school, college/university, church or conference center.
3. Accessory dwelling units:
 - a. Only one accessory dwelling per lot;
 - b. The primary residence or the accessory dwelling unit shall be owner-occupied;
 - c. The accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence;
 - d. One additional off-street parking space is provided; and
 - e. The accessory dwelling unit shall be converted to another permitted use or shall be removed if at least one of the units ceases to be owner-occupied.
4. No customers are allowed on site.
5. In the R20 zone, home (cottage) industry and home occupation are allowed in single-family detached homes only.
6. Permitted with approval of a planned residential development.
7. Permitted as part of Mixed-Use development with approval of a Conditional Use Permit (Maximum R-20 density)
8. Medical marijuana cooperative:
 - a. Only as an accessory use located within a residential dwelling unit;
 - b. The cooperative shall be registered with the state Liquor and Cannabis Board and all members shall be registered in the state medical marijuana authorization database and hold valid recognition cards;
 - c. The cooperative shall obtain and maintain a city business license according to POMC 5.12;
 - d. The cooperative shall operate in accordance with all requirements of 69.51A RCW.