



CITY OF PORT ORCHARD

Planning Commission

216 Prospect Street, Port Orchard, WA 98366

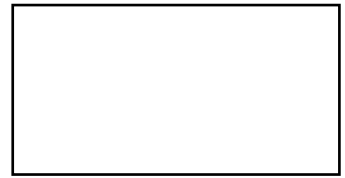
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PLANNING COMMISSION MEETING AGENDA

Tuesday, June 5, 2018

- 1. Call to Order: 6:00 p.m.**
Pledge of allegiance
- 2. Audience Comments – Not on the Agenda**
Please limit comments to **3 minutes**.
- 3. Business Items**
 - A. Public Hearing: 2018 Comprehensive Plan Site-Specific Amendments
 - B. Discussion and Recommendation: 2018 Comprehensive Plan Site-Specific Amendments
 - C. Public Hearing: Self-Storage Facilities Ordinance
 - D. Discussion and Recommendation: Self-Storage Facilities Ordinance
 - E. Discussion: Zoning Code Update Draft Chapters
- 4. Approval of Minutes from May 1, 2018**
- 5. Adjourn**

The public is invited to speak and give testimony on any item under discussion by the Planning Commission. Please sign in prior to speaking, walk to the podium, and after receiving recognition by the Chairman, state your name, address and purpose for appearing. Please use the microphone for all of your testimony or comments.



Planning Commission Meeting Minutes
May 1, 2018

COMMISSIONERS:

Present: Stephanie Bailey (acting chair), David Bernstein, Marcus Lane, Suanne Martin Smith, Kathleen Wilson
Absent: Annette Stewart, Trish Tierney, Mark Trenary

STAFF PRESENT:

Long Range Planner Keri Sallee

1. CALL TO ORDER:

Acting Chair Bailey called the meeting to order at 6:01 p.m. and led the pledge of allegiance.

2. AUDIENCE COMMENTS: None.

3. BUSINESS ITEMS:

A. Discussion: 2018 Comprehensive Plan Amendments. Long Range Planner Sallee gave a summary of the 2018 Comprehensive Plan amendments. These include three site-specific (land use map) amendments: Crawford Road (15 lots to be redesignated from Commercial to Residential Low), Old Clifton Road (8 parcels to be redesignated from Urban Industrial/Employment to Residential High), and Overlook Apartments (7 parcels to be redesignated from Residential Medium to Residential High). Several text amendments are also proposed to keep the Comprehensive Plan up to date and consistent with the City's Transportation Improvement Program, parks inventory, and associated functional plans.

The Planning Commission will hold a public hearing at the June 5 meeting, and will subsequently be asked to provide a recommendation to the City Council on each of the proposed amendments.

B. Discussion: Public Participation Program for 2018 Zoning Code Update. Sallee introduced the City's draft public participation program for the 2018 Zoning Code update. The Department of Community Development (DCD) is working on a comprehensive update to the existing Zoning Code that is scheduled for adoption in fall 2018. In accordance with state law, the City is required to have a public participation program for this update, which provides the update timeline and proposed actions to engage the public in the update process, to indicate how information will be disseminated to a broad range of interested parties, and to provide multiple options for the public to provide comments and other input to reviewing bodies. The program also indicates the roles of the public, decision makers and other reviewers, and describes the methods and tools that will be used to obtain public participation.

The Planning Commission suggested additional options to increase public knowledge and participation, such as a notice of the update in City utility bills, and a Powerpoint presentation summarizing the update process that could be viewed on the City's website. The City Council will be asked to approve the public participation program at its May 8 meeting.

4. APPROVAL OF MINUTES: A quorum of Planning Commissioners who were present at the March 2018 meeting was not available; therefore, approval of the March minutes was tabled until the next meeting.

ADJOURN: Acting Chair Bailey adjourned the meeting at 6:36 pm.

Annette Stewart, Chair

Nick Bond, City Development Director



CITY OF PORT ORCHARD

DEPARTMENT OF COMMUNITY DEVELOPMENT

216 Prospect Street, Port Orchard, WA 98366
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PLANNING COMMISSION STAFF REPORT

Agenda Item No:	3A, 3B	Meeting Date:	6/5/2018
Subject:	2018 Comprehensive Plan Amendments	Prepared by:	Nick Bond, Development Director

Issue: Pursuant to the requirements to Chapter 20.04 POMC, the City accepted applications for 2018 amendments to the City’s Comprehensive Plan through January 31, 2018. Three land use map amendments and two text amendments were submitted by that deadline; all of the amendments except for one (the Overlook land use map change) were City-initiated. The Planning Commission is requested to hold a public hearing and provide a recommendation to City Council at their June 5, 2018 meeting.

Site-specific amendments:

- **Crawford Rd Amendment:** City-initiated amendment to change the comprehensive plan designation and zoning of 15 lots and one tract (private access road) along Crawford Rd E totaling approximately 2.64 acres, from Commercial/Commercial to Residential Low/R4.5.

This amendment is proposed to address the issues that have resulted from the single-family houses on Crawford Road being designated as a “nonconforming use” according to the current Commercial zoning. At present, the property owners cannot improve or expand the homes, rebuild, or develop a home on an empty lot. There is little incentive to maintain the homes, and financing for purchase or maintenance needs is difficult because of the nonconformity. The neighborhood has become a constant code enforcement issue for the City. Given the small lot sizes, and the fact that Crawford Road is a privately-owned dead-end road with substandard width, it is not anticipated that this area will redevelop with commercial uses anytime in the near future. It is hoped that if the zoning is changed to reflect the current single-family residential uses, the property owners will have both the opportunity and incentive to improve and maintain the existing homes.
- **Old Clifton Rd Amendment:** City-initiated amendment to change the comprehensive plan designation and zoning of 8 parcels along Old Clifton Rd totaling approximately 12.49 acres, from Urban Industrial/Employment Industrial & Office to Residential High/R20.

These parcels that front along Old Clifton Road are bisected by a stream located in a ravine (Anderson Creek). Access to and use of the east side of the properties is highly constrained by the creek and its buffers and associated steep slopes, and is not suited to industrial development. Therefore, the City Council requested that staff prepare an amendment which would allow these properties to be developed with residential uses, such as apartments, townhomes and other uses of similar intensity.

- **Overlook Apartments Amendment:** Requested by Overlook Apartments Phase II, to change the comprehensive plan designation and zoning of 7 undeveloped parcels at SE Orlando St and Wendell Ave SE totaling 3.51 acres, from Residential Medium/R12 to Residential High/R20.

The Overlook Apartments developer has requested this change to allow more of the approved apartment project density to be concentrated on the subject parcels, due to constraints from steep slopes that may result in a need to move intense development away from these areas on certain parcels to less-constrained areas on other parcels. The developer does not propose an increase in the total number of units.

Text amendments:

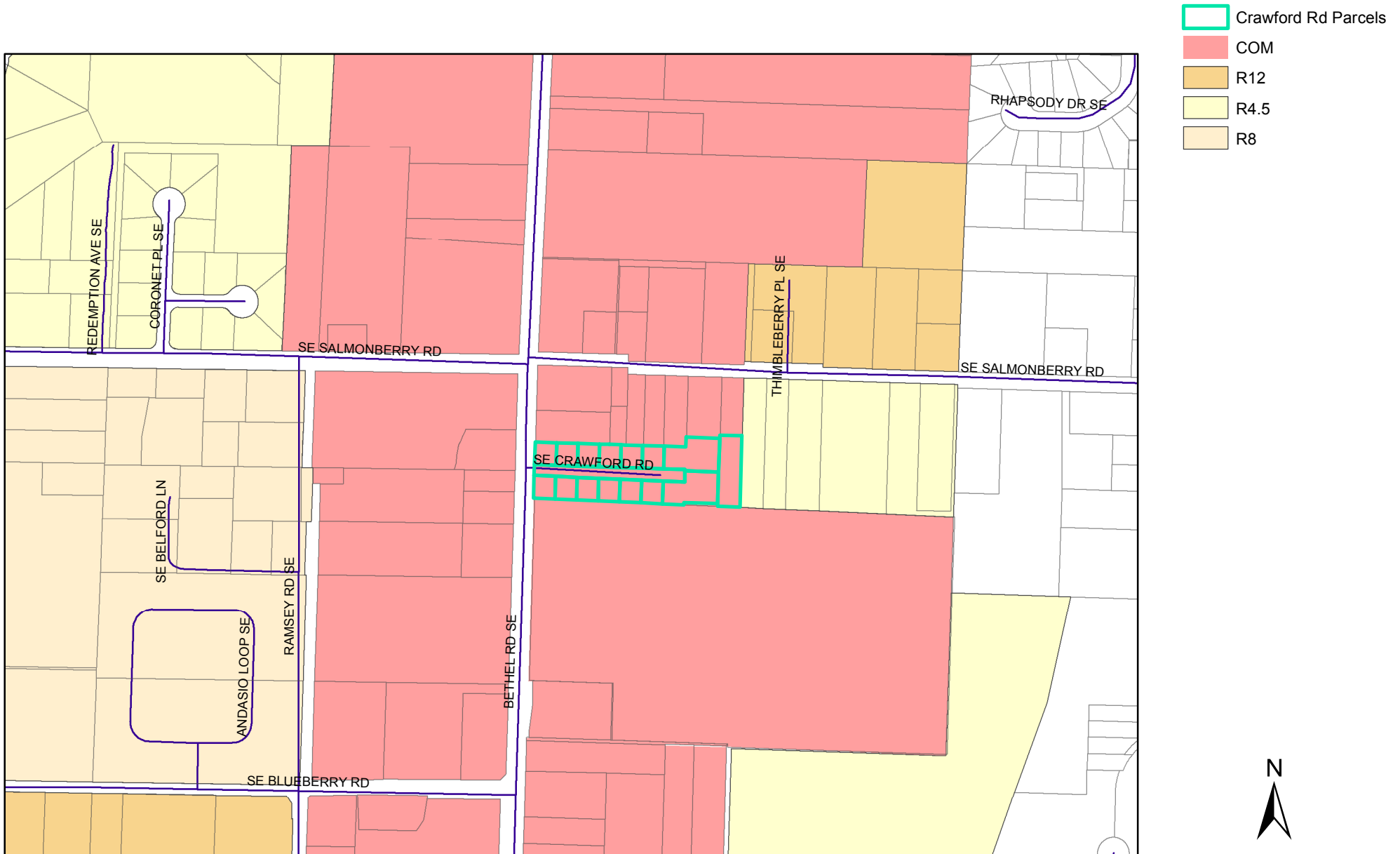
- A right-of-way acquisition plan for the Bethel and Sedgwick corridors has been prepared, and is proposed as an addition to Appendix B of the Comprehensive Plan (Plans Incorporated by Reference).
- The City's Transportation Improvement Plan has been updated to 2020-2025, and the reference in Appendix B will be revised accordingly.
- The inventory in the Parks Element of the Comprehensive Plan has been updated to include Rockwell Pocket Park and the Waterfront Park Expansion, located on the downtown shoreline.

Recommended Motion: "I move that the Planning Commission recommend that the City Council adopt the 2018 Comprehensive Plan amendments as presented."

Attachments: Maps of Proposed Site-Specific Map Changes; Text Changes

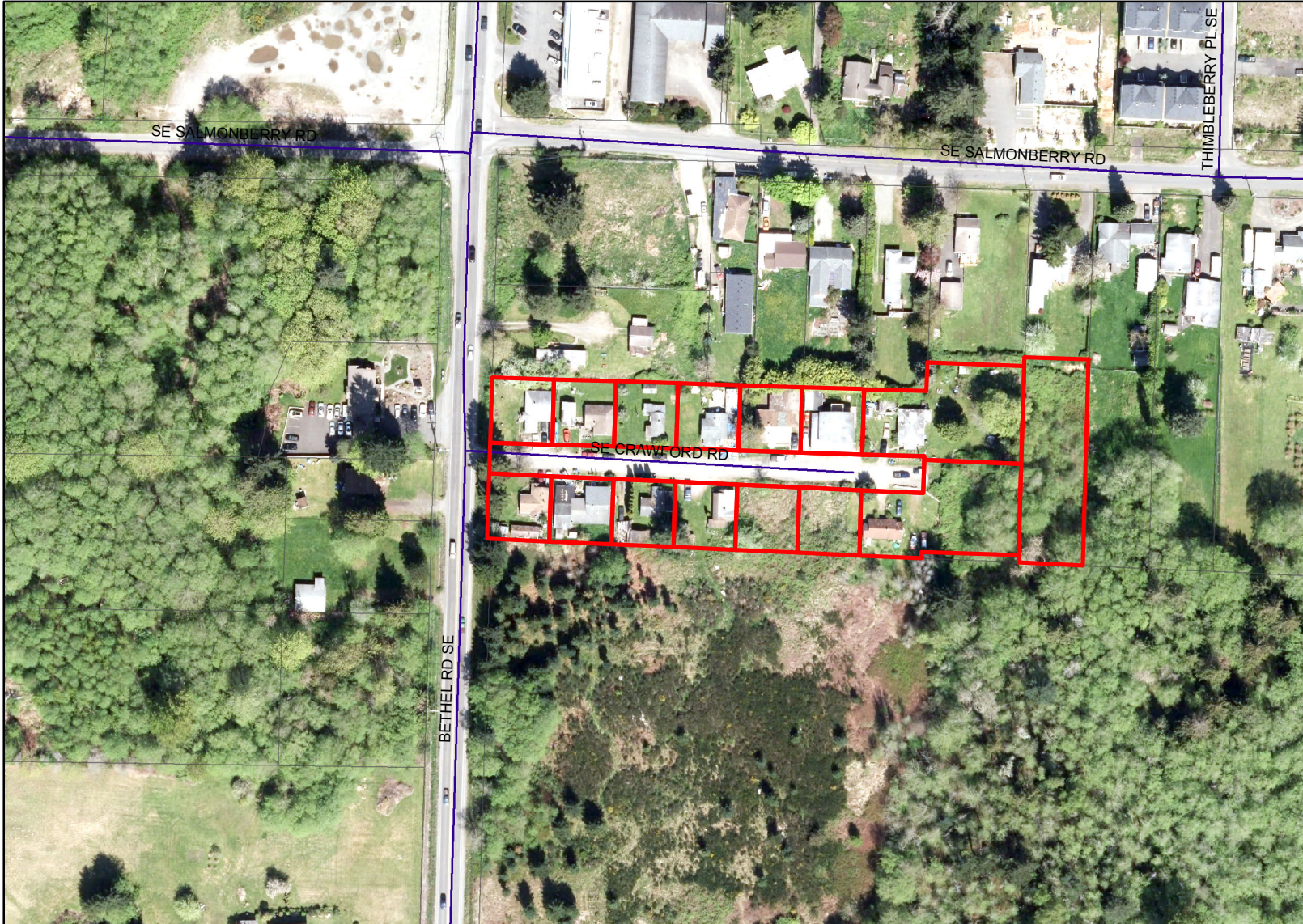
Crawford Road Amendment Area


Proposed Change from Commercial to Residential Low (R4.5)



Crawford Road Amendment Area

Proposed Change from Commercial to Residential Low (R4.5)

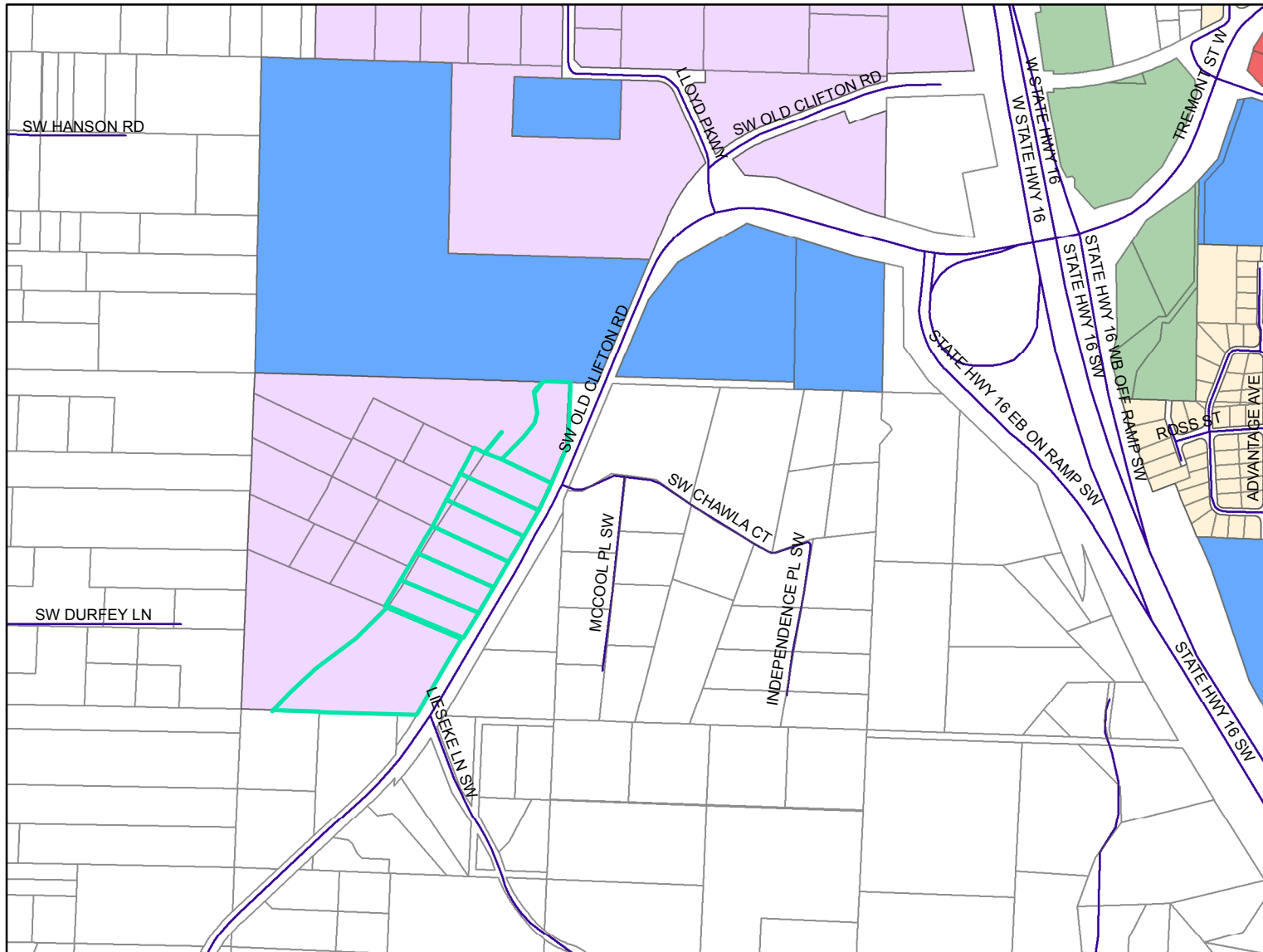


 Crawford Rd Parcels



Old Clifton Road Amendment Area

Proposed Change from Urban Industrial to Residential High (R20)




- Subject Parcels
- CF
- COM
- GB
- IND
- MXD
- R12
- R20
- R4.5
- R8



Old Clifton Road Amendment Area

Proposed Change from Urban Industrial to Residential High (R20)

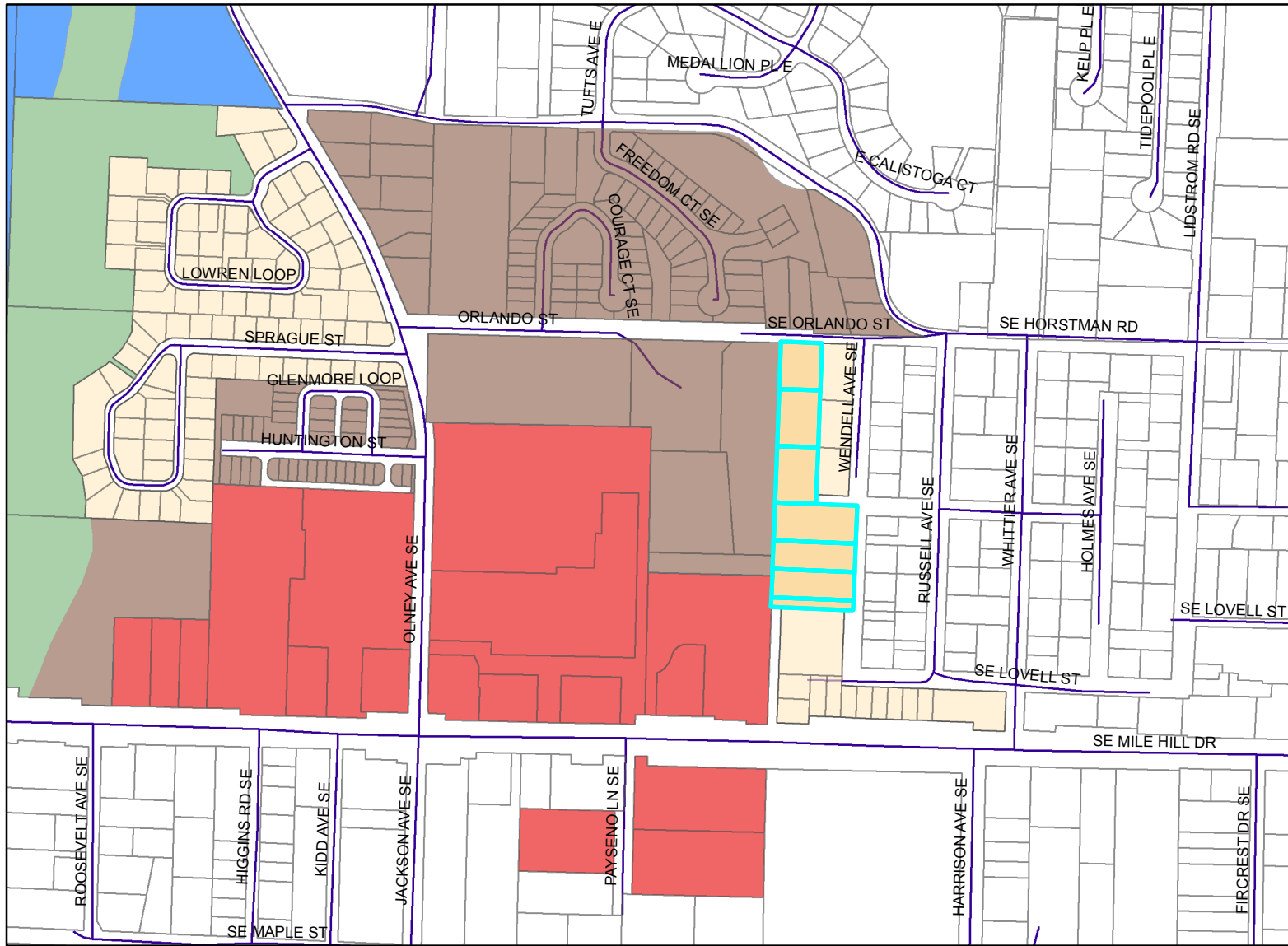


 Subject Parcels



Overlook Apartments Amendment Area

Proposed Change from Residential Medium (R12) to Residential High (R20)



- Selected Parcels
- CF
- COM
- GB
- IND
- MXD
- R12
- R20
- R4.5
- R8



Overlook Apartments Amendment Area

Proposed Change from Residential Medium (R12) to Residential High (R20)



 Selected Parcels



4.4 Existing Conditions

Port Orchard is a community which provides a full range of parks, recreation, open space, and ecosystem services by protecting native wildlife habitat, restoring and preserving natural systems, enjoying majestic marine and mountain views, and ensuring new development enhances the natural environment. The existing City parks system is supplemented by the schools of the South Kitsap School District, and the Kitsap County Parks and Recreation Department.

Current Parks Facilities

Park Name	Size	Facilities
Van Zee	8.3 Acres	Picnic Areas and shelters, trails, two baseball diamonds, playground, sports field, lighted tennis courts, horseshoe court, restroom
Central/Clayton Park	1.4 Acres	Picnic tables, playground, sports field, basketball court, picnic shelter
Givens Field	6.7 Acres	2 Baseball Diamonds (under lease, not available for public use), lighted tennis courts, lighted horseshoe courts, restrooms, picnic area, playground, Active Club
Lundberg Park	4.8 Acres	Not open to the public, no facilities
Paul Powers, Jr. Park	3.75 Acres	Field, playground, basketball court
Boat Ramp	0.3 Acres	Municipal boat ramp, restroom, parking
DeKalb Pedestrian Pier	4.1 Acres	169 feet of pier, 359 feet of floats, picnic tables
Etta Turner Park	0.6 Acres	Gazebo, benches, view of Sinclair Inlet, trail connection
McCormick Village Park	28.6 Acres	Trails, restrooms
Seattle Ave Waterway Property	1.88 Acres *tidelands included	Trail connection
Waterfront Park	1.9 Acres	Sidewalks, picnic table, bench, viewing platform
<u>Waterfront Park Expansion</u>	<u>.5 acre</u>	<u>Trail connection, farmers market area, viewing and picnic areas, public restroom</u>
Westbay Easements	N/A	Trail connection, beach access
<u>Rockwell Park</u>	<u>.29 acre (not including tidelands)</u>	<u>Trail connection, beach access, picnic and viewing areas, small boat launch</u>
Bethel South Property	5.3 Acres	Not open to the public, no facilities

Appendix B: Plans Adopted by Reference

PLAN OR DOCUMENT
South Kitsap School District 2014-2019 Capital Facilities Plan
West Sound Utility District / Joint Wastewater Treatment Facility 2009 Capital Facilities Plan
West Sound Utility District 2007 Sewer Plan
West Sound Utility District 2013 Water Plan
Kitsap County 2003 South Kitsap UGA/ULID#6 Sub-Area Plan & EIS
Kitsap County 2012 Port Orchard/South Kitsap Sub-Area Plan
2016 Kitsap County Comprehensive Plan 10-Year Update
City of Port Orchard 1987 Blackjack Creek Comprehensive Management Plan
City of Port Orchard 1994 Ross Creek Comprehensive Management Plan
City of Port Orchard 2005 Economic Development Plan
City of Port Orchard 2010 McCormick Village Park Plan
City of Port Orchard 2012 Shoreline Master Program
City of Port Orchard 2013 Public Art Program
City of Port Orchard 2014 – 2020 Capital Facilities Plan
City of Port Orchard 2015 Water System Plan
City of Port Orchard 2015 Comprehensive Sanitary Sewer Plan Update
City of Port Orchard 2016 Transportation Plan Update
City of Port Orchard 2016 Comprehensive Parks Plan
City of Port Orchard 2016 Transportation Impact Fee Project List
City of Port Orchard 2018-2023 <u>2020-2025</u> – 6 Year Transportation Improvement Plan
<u>City of Port Orchard Bethel/Sedgwick Right-of-Way Acquisition Plan</u>

**City of Port Orchard Six-Year Transportation Improvement Program
For 2019-2024 TIER 1 (Reasonably Constrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Spent Prior to 2018	2018	Future Expenditures	2019	2020	2021	2022	2023	2024	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
Capital Projects																					
1.1	Tremont St Widen./SR16 - Port Orchard Blvd. CN Phase Widen Tremont from two travel lanes to four travel lanes with; median, sidewalks, bike lanes, street lighting, Schedule 74 Undergrounding, (2) roundabouts and stormwater improvements.	Tremont Street: SR16 to Port Orchard Blvd.	0.67	10,000,000 8,000,000	2,000,000 1,000,000	6,000,000 5,000,000	2,000,000 2,000,000	2,000,000 2,000,000	0	0	0	0	0	2017 2017	S P	CN CN	STP(U)	1,680,000	TIB,LP	10,000,000	6,300,000
1.2	Bay Street Ped. Pathway ROW Phase Add 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following historic Mosquito Fleet trail and pedestrian bridge across Black Jack Creek.	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	2,223,802 600,000	2,223,802	0 300,000	0 300,000	0 300,000	0	0	0	0	0	2013 2018	S P	ROW ROW	STP(U)	1,923,590		0 0	300,212 600,000
1.3A	Bethel Road Corridor Design - 60% City sponsored re-engineering of previous design w/reduced cross-section to 30k ADT, Complete Street standards, plus Schedule 74 Undergrounding & controlled intersection improvements. Design to 60% level for entire corridor.	Bethel Avenue: Mile Hill Drive (SR 166) to Sedgwick (SR-160) Intersection	2.5	500,000	0	0	500,000	250,000	250,000	0	0	0	0	2019	P	PE		0		0	500,000
1.3B	Bethel Road Corridor Design - Salmonberry Intersection Completion of design and ROW acquisition for intersection improvements.	Intersection of Bethel and Salmonberry	0	500,000	0	0	500,000	250,000	250,000	0	0	0	0	2019	P	PE & ROW		0		0	500,000
1.4	Anderson Hill/Old Clifton Rd Intersection Improvements Intersection improvements (roundabout) as identified in the McCormick Urban Village Trans Plan and partially funded by Bayside Mt Funds.	Old Clifton Road / Anderson Hill Intersection	0	200,000 1,500,000	200,000 0	0 0	0 1,500,000	0 750,000	0 750,000	0	0	0	0	2016 2019	S P	PE CN		0 0	TIB	0 750,000	200,000 750,000
1.5A	Old Clifton Rd Design - 60% Roadway improvements identified in the McCormick Urban Village Trans Plan. Design to 60% level.	Old Clifton Road: Feigley to McCormick Woods Drive	0.75	250,000	0	0	250,000	125,000	125,000	0	0	0	0	2019	P	PE		0		0	250,000
1.5B	Old Clifton Rd Design - Feigley Intersection - 60% Intersection improvements (roundabout) identified in the McCormick Urban Village Trans Plan. Design to 60% level.	Old Clifton Road / Feigley Intersection	0	200,000	0	0	200,000	200,000	0	0	0	0	0	2019	P	PE		0		0	200,000
1.5C	Old Clifton Rd - Campus Parkway Intersection - 60% Intersection improvements (roundabout) identified in the McCormick Urban Village Trans Plan. Design to 60% level.	Old Clifton Road / Campus Parkway Intersection	0	200,000	0	0	200,000	0	200,000	0	0	0	0	2020	P	PE		0		0	200,000
1.6	Bay Street Pedestrian Pathway Construction The CN phase for the 14-ft Multi-Modal (bike & ped) waterfront pathway/cantilevered retaining wall following the historic Mosquito Fleet trail. Includes the demolition/removal of (5) overwater structures. Includes Seg #3 Ad Ready Doc Prep.		1.2	610,000 3,000,000	80,000 0	530,000 0	0 3,000,000	0	0	0	0	0	0	2018 2020	S S	CN CN		0 0	Other	0 3,000,000	0 0
1.7	Vallair Ct Connector Road extension and intersection improvements previously included in the Bethel Road Corridor ROW & Construction project.	Bethel Road / Walmart Drive Intersection	0.25	1,000,000 1,000,000	0 0	0 0	1,000,000 1,000,000	0	0	0	1,000,000	0	0	2021 2022	P P	PE & ROW CN		0 0		0 0	1,000,000 1,000,000
1.8	Bay Street Pedestrian Pathway West Situational study	Port Orchard Blvd and Bay St: Tremont to Foot Ferry	1.5	566,474	0	0	566,474	0	0	0	566,474	0	0	2022	P	PL		490,000		0	76,474
Total Capital Projects				30,350,276	5,503,802	#####	13,016,474	5,875,000	1,575,000	1,500,000	3,066,474	1,000,000	0					4,093,590		13,750,000	11,876,686
Maintenance Projects																					
1.10	Annual Pavement Maintenance Includes patching, crack-sealing, striping, and other activities			500,000	0	0	500,000	100,000	100,000	100,000	100,000	100,000	0	2018	S	CN					500,000
1.11 *	Annual Sidewalk & ADA Upgrade Program Repair and replace concrete sidewalks and curb ramps as identified in the program			900,000	0	0	900,000	180,000	180,000	180,000	180,000	180,000	0	2018	S	CN					?
1.12 **	Annual Pavement Management System Paving Projects Pavement replacement projects as identified in the pavement management system program			2,500,000	0	0	2,500,000	500,000	500,000	500,000	500,000	500,000	0	2018	S	CN					?
1.13	Tremont Overlay Pavement resurfacing to complete the surfacing of Tremont from SR-16 to the eastern city limits	Tremont St: Port Orchard Blvd to Lund bridge	0.5	500,000	0	0	500,000	500,000	0	0	0	0	0	2019	P	PE,CN					500,000
Total Maintenance Projects				4,400,000	0	0	4,400,000	1,280,000	780,000	780,000	780,000	780,000	0					0		0	1,000,000

* Per 2016 ADA transition plan: \$180,000 annually over 20 years to comply on arterial streets.
** Per 2016 Pavement Management Analysis Report: \$1.45 million annually to maintain network condition (PCI of 70), \$500k to keep network PCI above 65 after 5 years.

**City of Port Orchard Transportation Improvement Program (TIP)
For 2025-2038 TIER 2 (Unconstrained)**

Priority	Road Name	Total	Total Est.	Phase		Federal	State								
Number	Project Title/Project Description	Project Length	Cost	2024-2029	2030-2037	Fund Code	Fund Code	Federal Funds	State Funds	Federal Funds	State Funds	Local Funds			
	Begin Termini End Termini					Year	Status	Phase							
Capital Projects															
2.1	Sedgwick Road West - Design, Permitting & ROW The design, permitting and right-of-way acquisition phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue	0.4	462,428	462,428	0	2024	P	PE	STP(U)	400,000	0	0	62,428	
				693,642	693,642	0	2026	P	RW	STP(U)	600,000	0	0	93,642	
2.2	Sedgwick Road West - Construction The construction phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue	0.4	3,468,208	3,468,208	0	2028	P	CN	STP(U)	3,000,000	0	0	468,208	
2.3	Bethel Road Corridor ROW & Construction The ROW acquisition and construction phase (in segments) for the re-designed Complete Street/Sch. 74 corridor project. Intersection at Salmonberry moved to Tier 1.	Bethel Avenue: Mile Hile Drive (SR 166) to 1,000 feet south of Sedgwick (SR-160) Intersection	2.25	3,468,208	3,468,208	0	2025	P	RW	STP(U)	3,000,000	0	0	468,208	
				31,500,000	31,500,000	0	2027	P	CN	STP(U)	27,045,000	0	0	4,455,000	
2.4	SR 160 Roundabout #1 The Construction of a Roundabout located between Bravo Terrace and Geiger Road along Sedgwick (SR160.)	Sedgwick Road (SR 160)	0	1,481,481	1,481,481	0	2024	P	CN	STP(U)	1,281,481	0	0	200,000	
2.5	SR 160 Roundabout #2 The Construction of a Roundabout located between Geiger Road and Ramsey Road along Sedgwick (SR160) Prior to Fed\$: None	Sedgwick Road (SR 160)	0	1,481,481	1,481,481	0	2029	P	CN	STP(U)	1,281,481	0	0	200,000	
2.6	Sedgwick Road (SR 160) Corridor Final Design Final design documentation and PS&E for City-sponsored Corridor Plan defining intersections, commercial access & road-sections.	Sedgwick: SR-16 to Bethel Ave	0.9	500,000	500,000	0	2024	P	PE		0	0	0	500,000	
2.7	Sedgwick Road (SR 160) Corridor Construction Construction phase of City sponsored Corridor Plan between SR 16 and Bethel Road.	Sedgwick: SR-16 to Bethel Ave	0.9	10,000,000	10,000,000	0	2025	P	CN		0	0	0	10,000,000	
2.8	Sidney Avenue (South of SR 16 Overpass) Widening Sidney Avenue is currently two lanes wide, it needs to be widened to three lanes (additional TWTL) including bike lanes, sidewalks, traffic calming, and stormwater system improvements.	Sidney Avenue: SR 16 Overpass to Sedgwick Road	0.95	500,000	500,000	0	2025	P	PE		0	0	0	500,000	
				5,761,850	5,761,850	0	2026	P	CN	STP(U)	3,600,000	TIB	0	1,600,000	561,850
2.9	Pottery Avenue Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Pottery Avenue: Tremont Street to Melcher Street	0.3	1,600,000	1,600,000	0	2027	P	ALL		0	0	0	1,600,000	
2.10	Old Clifton Rd Shoulder & Pedestrian Improvements Design and construction of shoulder widening, street lighting, watermain extension and grade-separated Pedestrian Path as identified in the McCormick Urban Village Trans Plan.	Old Clifton Road: SR 16 Overpass to Westerly City Limits	2.11	2,000,000	2,000,000	0	2029	P	ALL		0	0	0	2,000,000	
2.11	Old Clifton Rd & McCormick Woods Drive Intersection Design and construction of intersecion (roundabout) improvements including street lighting, as identified in the McCormick Urban Village Trans Plan.	Old Clifton Rd/ McCormick Woods Dr. Intersection	0	250,000	0	250,000	2030	P	PE		0	0	0	250,000	
				750,000	0	750,000	2031	P	CN		0	0	0	750,000	

**City of Port Orchard Transportation Improvement Program (TIP)
For 2025-2038 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2024-2029	2030-2037	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
2.12	Melcher Street Widening Melcher Street West is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Melcher Street: Pottery Avenue to Sherman Avenue	0.4	600,000	0	600,000	2030	P	ALL		0		0	0	750,000
3.3	Fireweed Road Widening Fireweed is currently a narrow two lane road. The reconstruction would widen the road to allow for safe travel lanes, bike lanes, sidewalks and a stormwater system.	Fireweed Road: Sidney Avenue to South Flower Avenue	0.25	375,000	0	375,000	2033	P	ALL		0		0	0	750,000
3.4	Sedgwick Road West to Glenwood Complete Street improvements within city limits, associated with SKIA access from SW Lake Flora Road.	Sedgwick West: SR-16 to Glenwood Road.	0.77	15,000,000	0	15,000,000	2035	P	ALL		0		0	0	15,000,000
3.5	Sherman Avenue Widening Sherman Avenue is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Sherman Avenue: Fireweed Road to Terminus at SR 16	0.35	525,000	0	525,000	2030	P	ALL		0		0	0	750,000
3.6	Tremont St Widening - Port Orchard Blvd (Ph. 2) Construct roundabouts at Tremont Street/PO Blvd. and Bay Street (SR166)/PO Blvd. and curb, gutter, bike lanes, sidewalks, street lighting, storm drainage and Schedule 74 Undergrounding.	Port Orchard Blvd. Tremont Street to Bay Street (SR166)	1.1	809,250 520,231 7,225,434	0 0 0	809,250 520,231 7,225,434	2031 2033 2035	P P P	PE RW CN	STP(U) STP(U) STP(U)	700,000 450,000 6,250,000		0 0 0	0 0 0	109,250 70,231 975,434
3.5	Pottery Avenue Widening Tremont to SR16 Pottery is currently a two-lane road, it needs to be widened to a four-lane road, with sidewalks, traffic calming and upgrades to the stormwater system.	Pottery Avenue Tremont Street SR 16 Overpass	0.95	500,000 750,000 2,950,000	500,000 750,000 2,950,000	0 0 0	2024 2025 2026	P P P	PE RW CN	STP(U) STP(U) STP(U)	432,500 648,750 2,292,250		0 0 0	0 0 0	67,500 101,250 657,750
3.6	Old Clifton Berry Lake Road Intersection Intersection Improvement by Kitsap County		0	0	0	0					0		0	0	0
3.7	Ramsey Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Salmonberry Road	0.5	2,500,000	0	2,500,000	2032	P	ALL		0		0	0	0
3.8	Blueberry Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Bethel Road	0.4	600,000	0	600,000	2030	P	ALL		0		0	0	0
3.9	Geiger Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Blueberry Road	0.25	375,000	0	375,000	2030	P	ALL		0		0	0	0
3.10	Salmonberry Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Ramsey Road to Bethel Road	0.15	225,000	0	225,000	2030	P	ALL		0		0	0	0
3.11	New Collector Construct road north of and parallel to Sedgwick Road with two travel lanes, bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Ramsey Road	0.25	375,000	0	375,000	2032	P	ALL		0		0	0	0
Total Tier 2 Capital Projects				97,247,213	67,117,298	30,129,915					50,981,462		0	1,600,000	41,340,751

**City of Port Orchard Transportation Improvement Program (TIP)
For 2025-2038 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2024-2029	2030-2037	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
Maintenance Project															
2.9	Sidney Avenue (North of SR 16) Overlay														
	Mill/fill repair and overlay of Pottery/Sidney Avenue and reconstructed curb, gutter, sidewalk, curbramps and bike lane. Prior Fed\$: None	Pottery/Sidney Avenue: Lippert Drive to SR 16	0.5	500,000	0	0		P	ALL						500,000
2.10	Cline Avenue Repairs - continued														
	Replace sidewalk and parking strip on the west side of the road, the east side has already been replaced.	Cline Avenue: Kitsap Street to Dwight Street	0.13	200,000	0	0		P	ALL						200,000
Total Tier 2 Maintenance Projects				700,000	0	0					0		0	0	700,000

**City of Port Orchard Six-Year Transportation Improvement Program
For 2018-2023 TIER 1 (Reasonably Constrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Spent Prior to 2017	2017	Future Expenditures	2018	2019	2020	2021	2022	2023	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
Capital Projects																					
1.1	Tremont St Widen./SR16 - Port Orchard Blvd. CN Phase Widen Tremont from two travel lanes to four travel lanes with; median, sidewalks, bike lanes, street lighting, Schedule 74 Undergrounding, (2) roundabouts and stormwater improvements.	Tremont Street: SR16 to Port Orchard Blvd.	0.67	10,000,000 8,000,000	0 0	6,000,000 3,000,000	4,000,000 5,000,000	4,000,000 5,000,000	0 0	0 0	0 0	0 0	0 0	2017 2017	S P	CN CN	STP(U)	1,680,000	TIB,LP	10,000,000	6,300,000
1.2	Bay Street Ped. Pathway ROW Phase Add 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following historic Mosquito Fleet trail and pedestrian bridge across Black Jack Creek.	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	2,223,802 600,000	1,334,282 0	889,520 0	0 600,000	0 600,000	0 0	0 0	0 0	0 0	0 0	2013 2018	S P	ROW ROW	STP(U)	1,923,590		0 0	300,212 600,000
1.3	Sedgwick Rd (SR-160) and Bethell Corridor Plan City sponsored Corridor Plan to define future intersections, commercial access and road-section improvement requirements.	Sedgwick: SR-16 to Bethel Ave. Bethel: Sedgwick to Mile Hill Drive	3.15	150,000	0	75,000	75,000	75,000	0	0	0	0	0	2017	P	Prelim		0		0	150,000
1.4	Bethel Road Corridor Design City sponsored re-engineering of previous design w/reduced cross-section to 30k ADT, Complete Street standards, plus Schedule 74 Undergrounding & controlled intersection improvements.	Bethel Avenue: Mile Hill Drive (SR 166) to 1,000 feet south of Sedgwick (SR-160) Intersection	2.25	1,250,000	0	0	1,250,000	0	625,000	625,000	0	0	0	2017	P	PE(rev)		0		0	750,000
1.5	Anderson Hill/Old Clifton Rd Intersection Improvements Intersection Improvements (roundabout) as identified in the McCormick Urban Village Trans Plan and partially funded by Bayside Mit Funds.	Old Clifton Road / Anderson Hill Intersection	0	200,000 1,500,000	150,000 0	50,000 0	0 1,500,000	0 0	0 0	0 750,000	0 750,000	0 0	0 0	2016 2020	S P	PE CN		0 0		0 0	200,000 1,500,000
1.6	Old Clifton Rd/Campus Parkway Intersection Intersection Improvements (roundabout) identified in the McCormick Urban Village Trans Plan.	Old Clifton Road / McCormick Wood Drive Intersection	0	250,000 750,000	0 0	0 0	250,000 750,000	0 0	0 0	250,000 0	0 750,000	0 0	0 0	2020 2022	S P	PE CN		0 0		0 0	250,000 750,000
1.7	Bay Street Pedestrian Pathway Construction The CN phase for the 14-ft Multi-Modal (bike & ped) waterfront pathway/cantilevered retaining wall following the historic Mosquito Fleet trail. Includes the demolition/removal of (5) overwater structures. Includes Seg #3 Ad Ready Doc Prep.		1.2	500,000 3,000,000	60,000 0	0 0	440,000 3,000,000	440,000 0	0 0	0 1,500,000	0 1,500,000	0 0	0 0	2018 2020	S S	CN CN		0 0	Other Other	500,000 3,000,000	0 0
1.8	Vallair Ct Connector Road extension and intersection improvements previously included in the Bethel Road Corridor ROW & Construction project.	Bethel Road / Walmart Drive Intersection	0.25	1,000,000 1,000,000	0 0	0 0	1,000,000 1,000,000	0 0	0 0	0 0	1,000,000 0	0 1,000,000	0 0	2021 2022	P P	PE & ROW CN		0 0	Other Other	0 0	500,000 2,500,000
Total Capital Projects				30,423,802	1,544,282	10,014,520	18,865,000	10,115,000	625,000	3,125,000	3,250,000	1,750,000	0					3,603,590		13,500,000	13,800,212
Maintenance Projects																					
1.10	Annual Residential Paving Program Includes repairing (mill/fill), replacing and/or			1,470,000	720,000	0	750,000	150,000	150,000	150,000	150,000	150,000	0	2016	S	CN					1,470,000
1.11	Annual Sidewalk & ADA Upgrade Program Repair and replace concrete sidewalks and curb ramps as needed.			70,000	10,000	10,000	50,000	10,000	10,000	10,000	10,000	10,000	0	2016	S	CN					70,000
1.12	Pavement Management System/ADA Transition Plan Preparation of a PMS and ADA Trans. Plan to inventory/rate streets, walks/curb ramps for funding support and ADA/DOJ compliance.	City's UGA Limits		262,000	212,000	50,000	0	0	0	0	0	0	0	2016	S	Prelim	0	0		0	262,000

**City of Port Orchard Transportation Improvement Program (TIP)
For 2024-2037 TIER 2 (Unconstrained)**

Priority	Road Name	Total Project	Total Est. Cost	2024-2029	2030-2037	Phase Start Year	Funding Status	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
Number	Project Title/Project Description	Begin/Terminus End/Expansions	Length	2024-2029	2030-2037	Year	Phase	Code	Federal Funds	State Funds	State Funds	Local Funds
Capital Projects												
2.1	Sedgwick Road West - Design, Permitting & ROW The design, permitting and right-of-way acquisition phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and bus culvert across Blacklark Creek.)	SR 16 interchange to Sidney Avenue	0.4	463,428 693,642	463,428 693,642	0	2024 2026	P RW	STP(U) STP(U)	400,000 600,000	0 0	0 93,642
2.2	Sedgwick Road West - Construction The construction phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and bus culvert across Blacklark Creek.)	SR 16 interchange to Sidney Avenue	0.4	3,468,208	3,468,208	0	2028	P	CN	STP(U)	3,000,000	0 468,208
2.3	Bethel Road Corridor ROW & Construction The ROW acquisition and construction phase (in segments) for the re-designed Complete Street/2+ lane corridor project intersection at Salmonberry moved to Tier 1.	Bethel Avenue, Mtn Hill Drive (SR 166) to 2,000 feet south of Sedgwick (SR 166) intersection	2.25	3,468,208 31,500,000	3,468,208 31,500,000	0	2025 2027	P CN	RW STP(U)	3,000,000 27,045,000	0 0	468,208 4,455,000
2.4	SR 166 Roundabout #1 The Construction of a Roundabout located between Bravo Terrace and Geiger Road along Sedgwick (SR166)	Sedgwick Road (SR 166)	0	1,481,481	1,481,481	0	2024	P	CN	STP(U)	1,281,481	0 200,000
2.5	SR 166 Roundabout #2 The Construction of a Roundabout located between Geiger Road and Bravo Road along Sedgwick (SR166) Prior to F&S: None	Sedgwick Road (SR 166)	0	1,481,481	1,481,481	0	2029	P	CN	STP(U)	1,281,481	0 200,000
2.6	Sedgwick Road (SR 166) Corridor Final Design Final design documentation and T&E for City-sponsored Corridor Plan defining intersections, commercial access & road-sections.	Sedgwick, SR 16 to Bethel Ave	0.9	500,000	500,000	0	2024	P	FE		0	500,000
2.7	Sedgwick Road (SR 166) Corridor Construction Construction phase of City sponsored Corridor Plan between SR 16 and Bethel Road.	Sedgwick, SR 16 to Bethel Ave	0.9	10,000,000	10,000,000	0	2025	P	CN		0	10,000,000
2.8	Sidney Avenue (South of SR 16 Overpass) Widening Sidney Avenue is currently a two-lane road. It needs to be widened to three lanes (additional TWTL) including bike lanes, sidewalks, traffic calming, and stormwater system improvements.	Sidney Avenue: SR 16 Overpass to Sedgwick Road	0.95	500,000 5,761,850	500,000 5,761,850	0	2025 2026	P CN	FE STP(U)	0 1,600,000	0 TIB	500,000 1,600,000 561,850
2.9	Pottery Avenue Widening Wider road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Pottery Avenue: Tremont Street to Melcher Street	0.3	1,600,000	1,600,000	0	2027	P	ALL		0	1,600,000
2.10	Old Clifton Rd Shoulder & Pedestrian Improvements Design and construction of shoulder widening, street lighting, watermain extension and grade-separated Pedestrian Path as identified in the McCormick Urban Village Trans Plan.	Old Clifton Road: SR 16 Overpass to Westery City Lane	2.11	2,000,000	2,000,000	0	2029	P	ALL		0	2,000,000
2.11	Old Clifton Rd & McCormick Woods Drive Intersection Design and construction of intersection (roundabout) improvements including street lighting, as identified in the McCormick Urban Village Trans Plan.	Old Clifton Rd/ McCormick Woods Dr. Intersection	0	250,000 750,000	0 750,000	2030 2031	P P	FE CN	0 0	0 0	250,000 750,000	
2.12	Melcher Street Widening Melcher Street West is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Melcher Street: Pottery Avenue to Sherman Avenue	0.4	600,000	600,000	2030	P	ALL		0	0	750,000
2.3	Fireweed Widening Fireweed is currently a narrow two-lane road. The reconstruction would widen the road to allow for safe travel lanes, bike lanes, sidewalks and a stormwater system.	Fireweed Road: Sidney Avenue to South Flower Avenue	0.25	375,000	375,000	2033	P	ALL		0	0	750,000
2.4	Sedgwick Road West to Glenwood Complex street improvements within city limits, associated with SRIA access from SW Lake Flora Road.	Sedgwick West: SR-16 to Glenwood Road	0.77	15,000,000	15,000,000	2035	P	ALL		0	0	15,000,000
2.5	Sherman Avenue Widening Sherman Avenue is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Sherman Avenue: Fireweed Road to Tremont at SR 16	0.35	525,000	525,000	2030	P	ALL		0	0	750,000
2.6	Tremont St Widening - Port Orchard Blvd (Ph. 2) Construct roundabouts at Tremont Street/PO Blvd and Bay Street (SR166) Blvd and curb, gutter, bike lanes, sidewalks, street lighting, storm drainage and Schedule 74 Undergrounding.	Port Orchard Blvd: Tremont Street to Bay Street (SR166)	1.1	809,250 520,231 7,225,434	809,250 520,231 7,225,434	2031 2033 2035	P P P	FE RW CN	STP(U) STP(U) STP(U)	700,000 450,000 6,350,000	0 0 0	109,250 70,231 975,434
2.5	Pottery Avenue Widening Tremont to SR16 Pottery is currently a two-lane road. It needs to be widened to a four-lane road, with sidewalks, traffic calming and upgrades to the stormwater system.	Pottery Avenue: Tremont Street to SR 16 Overpass	0.95	500,000 750,000 2,950,000	500,000 750,000 2,950,000	0	2024 2025 2026	P RW P	FE STP(U) CN	432,500 648,750 2,292,250	0 0 0	67,500 102,250 657,750
2.6	Old Clifton Berry Lake Road Intersection Intersection Improvement by Kitsap County		0	0	0	0	0			0	0	0
2.7	Ramsay Road Widening Wider road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Salmonberry Road	0.5	2,500,000	2,500,000	2032	P	ALL		0	0	0
2.8	Blueberry Road Widening Wider road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Bethel Road	0.4	600,000	600,000	2030	P	ALL		0	0	0
2.9	Geiger Road Widening Wider road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Blueberry Road	0.25	375,000	375,000	2030	P	ALL		0	0	0
2.10	Salmonberry Road Widening Wider road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Ramsay Road to Bethel Road	0.15	225,000	225,000	2030	P	ALL		0	0	0
2.11	New Collector Construct road north of and parallel to Sedgwick Road with two travel lanes, bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Ramsay Road	0.25	375,000	375,000	2032	P	ALL		0	0	0
Total Tier 2 Capital Projects												
				97,247,213	67,117,298	30,129,915			50,981,462	0	1,600,000	41,340,751
Maintenance Project												
2.9	Sidney Avenue (North of SR 16) Overlay MUTRI repair and overlay of Pottery/Sidney Avenue and reconstructed curb, gutter, sidewalk, curbs and bike lane. Prior F&S: None	Pottery/Sidney Avenue: Light Drive to SR 16	0.5	500,000	0	0	P	ALL				500,000
2.10	Cline Avenue Repairs - continued Replace sidewalk and parking strip on the west side of the road. The east side has already been replaced.	Cline Avenue: Kitsap Street to Dwight Street	0.13	200,000	0	0	P	ALL				200,000
Total Tier 2 Maintenance Projects												
				700,000	0	0			0	0	0	700,000

**City of Port Orchard Six-Year Transportation Improvement Program
For 2018-2023 TIER 1 (Reasonably Constrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Previously Spent	Future Expenditures	2017	2018	2019	2020	2021	2022	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
Capital Projects																				
1.1	Tremont St Widen./SR16 - Port Orchard Blvd. CN Phase Widen Tremont from two travel lanes to four travel lanes with; median, sidewalks, bike lanes, street lighting, Schedule 74 Undergrounding, (2) roundabouts and stormwater improvements.	Tremont Street: SR16 to Port Orchard Blvd.	0.67	8,000,000 10,000,000	0 0	10,000,000 8,000,000	6,000,000 3,000,000	4,000,000 5,000,000	0 0	0 0	0 0	0 0	2017 2017	S P	CN CN	STP(U)	1,680,000	TIB,LP	10,000,000	6,300,000
1.2	Bay Street Ped. Pathway ROW Phase Add 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following historic Mosquito Fleet trail and pedestrian bridge across Black Jack Creek.	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	2,223,802 600,000	1,334,282	889,520 600,000	889,520 0	0 600,000	0 0	0 0	0 0	0 0	2013 2018	S P	ROW ROW	STP(U)	1,923,590		0 0	300,212 600,000
1.3	Sedgwick Rd (SR-160) Corridor Plan & Pre-Engineering City sponsored Corridor Plan to define future intersections, commercial access and road-section improvement requirements.	Sedgwick: SR-16 to Bethel Ave	0.9	100,000	0	100,000	50,000	50,000	0	0	0	0	2017	P	Prelim		0		0	100,000
1.4	Bethel Road Corridor Plan/Re-Engineering City sponsored public outreach/re-engineering of previous design w/reduced cross-section to 30k ADT, Complete Street standards, plus Schedule 74 Undergrounding & controlled intersection improvements.	Bethel Avenue: Mile Hile Drive (SR 166) to 1,000 feet south of Sedgwick (SR-160) Intersection	2.25	750,000	0	750,000	375,000	375,000	0	0	0	0	2017	P	PE(rev)		0		0	750,000
1.5	Anderson Hill/Old Clifton Rd Intersection Improvements Intersection Improvements (roundabout) as identified in the McCormick Urban Village Trans Plan and partially funded by Bayside Mit Funds.	Old Clifton Road / Anderson Hill Intersection	0	200,000 1,500,000	150,000 0	50,000 1,500,000	50,000 0	0 0	0 0	0 750,000	0 750,000	0 0	2016 2020	S P	PE CN		0 0		0 0	200,000 1,500,000
1.6	Old Clifton Rd/Campus Parkway Intersection Intersection Improvements (roundabout) identified in the McCormick Urban Village Trans Plan.	Old Clifton Road / McCormick Wood Drive Intersection	0	250,000 750,000	0	250,000	0	0	0	250,000	0	0	2020 2022	S P	PE CN		0 0		0 0	250,000 750,000
1.7	Arnold Creek Crossing @ Bay Street East Replace wooden span under Bay Street East at Arnold Creek with Concrete Box Culvert.	Bay Street East At Arnold Creek Crossing	0.01	100,000 300,000	0	100,000 300,000	0	0	0	0	100,000	0	2021 2022	P P	PE CN		0 0		0 0	100,000 300,000
1.8	Bay Street Pedestrian Pathway Construction The CN phase for the 14-ft Multi-Modal (bike & ped) waterfront pathway/cantilevered retaining wall following the historic Mosquito Fleet trail. Includes the demolition/removal of (5) overwater structures. Includes Seg #3 Ad Ready Doc Prep.	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	500,000 3,000,000	60,000 0	440,000 3,000,000	0	440,000	0	0	0	0	2018 2020	S S	CN CN		0 0	Other Other	500,000 3,000,000	0 0
Total Capital Projects				28,273,802	1,544,282	25,979,520	10,364,520	10,465,000	0	2,500,000	2,350,000	1,050,000					3,603,590		13,500,000	11,150,212
Maintenance Projects																				
1.9	Annual Residential Paving Program Includes repairing (mill/fill), replacing and/or			1,470,000	720,000	750,000	0	150,000	150,000	150,000	150,000	150,000	2016	S	CN					1,470,000
1.10	Annual Sidewalk & ADA Upgrade Program Repair and replace concrete sidewalks and curb ramps as needed.			70,000	10,000	60,000	10,000	10,000	10,000	10,000	10,000	10,000	2016	S	CN					70,000
1.11	Pavement Management System/ADA Transition Plan Preparation of a PMS and ADA Trans. Plan to inventory/rate streets, walks/curb ramps for funding support and ADA/DOJ compliance.	City's UGA Limits		262,000	212,000	50,000	50,000	0	0	0	0	0	2016	S	Prelim	0	0		0	262,000

**City of Port Orchard Transportation Improvement Program (TIP)
For 2016-2021 TIER 1 (Reasonably Constrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2016	2017	2018	2019	2020	2021	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
Capital Projects																		
1.1	Tremont St Widening/SR16 to Port Orchard Blvd. (Ph. 1) Widen Tremont from two travel lanes to four travel lanes with; median, sidewalks, bike lanes, street lighting, Schedule 74 Undergrounding, (2) roundabouts and stormwater improvements.	Tremont Street: SR16 to Port Orchard Blvd.	0.67	17,500,000	0	1,182,432	3,547,297	12,770,271	0	0	2017	P	CN	STP(U)	14,800,000			2,700,000
1.2	Bay Street Ped. Pathway ROW & Re-Engineering/NEPA Rev Add 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following historic Mosquito Fleet trail and pedestrian bridge across Black Jack Creek.	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	2,223,804 60,000	1,723,804 30,000	500,000 30,000	0 0	0 0	0 0	0 0	2016 2016	S S	ROW PE(rev)	STP(U)	1,923,590	0	0	300,214 90,650
1.3	Sedgwick Rd (SR-160) Corridor Plan & Pre-Engineering City sponsored Corridor Plan to define future intersections, commercial access and road-section improvement requirements.	Sedgwick: SR-16 to Bethel Ave	0.9	100,000	100,000	0	0	0	0	0	2016	P	Prelim		0	0	0	100,000
1.4	Bethel Road Corridor Plan/Re-Engineering City sponsored re-engineering of previous County Corridor Plan design, reduced cross-section to 30,000 ADT & Complete Street design standards, plus Schedule 74 Undergrounding & controlled intersection improvements.	Bethel Avenue: Mile Hile Drive (SR 166) to Sedgwick (SR-160) Intersection	2.25	750,000	0	0	375,000	375,000	0	0	2018	P	PE(rev)		0	0	0	750,000
1.5	Anderson Hill/Old Clifton Rd Intersection Improvements Intersection Improvements (roundabout) as identified in the McCormick Urban Village Trans Plan and partially funded by Bayside Mit Funds.	Old Clifton Road / Anderson Hill Intersection	0	250,000 750,000	0 0	0 0	250,000 0	0 0	0 750,000	0 0	2018 2020	S P	PE CN		0 0	0 0	0 0	250,000 750,000
1.6	Old Clifton Rd/Campus Parkway Intersection Improvements Intersection Improvements (roundabout) identified in the McCormick Urban Village Trans Plan.	Old Clifton Road / McCormick Wood Drive Intersection	0	250,000 750,000	0 0	0 0	0 0	250,000 0	0 0	0 750,000	2019 2021	S P	PE CN		0 0	0 0	0 0	250,000 750,000
1.7	Arnold Creek Crossing @ Bay Street East Replace wooden span under Bay Street East at Arnold Creek with Concrete Box Culvert.	Bay Street East At Arnold Creek Crossing	0.01	100,000 300,000	0 0	0 0	0 0	0 0	100,000 0	0 300,000	2020 2021	P P	PE CN		0 0	0 0	0 0	100,000 300,000
1.8	Bay Street Pedestrian Pathway Construction The construction phase for the 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following the historic Mosquito Fleet trail. Includes the demolition/removal of (5) overwater structures.	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	3,468,208	0	0	0	0	3,468,208	-	2020	P	CN	STP(U)	3,000,000	0	0	468,208
Total Tier 1 Capital Projects				26,502,012	1,853,804	1,712,432	4,172,297	13,395,271	4,318,208	1,050,000				0	19,723,590	0	0	6,809,072
Maintenance Projects																		
1.9	Annual Residential Paving Program Includes repairing (mill/fill), replacing and/or overlaying			2,050,000	700,000	500,000	400,000	150,000	150,000	150,000	2015	s	CN					2,050,000
1.10	Annual Sidewalk Improvement Program Repair and replace concrete sidewalks and curb ramps as needed.			60,000	10,000	10,000	10,000	10,000	10,000	10,000	2015	S	CN					60,000
1.11	Pavement Management System/ADA Transition Plan Preparation of a Pavement Management System and Transition Plan to inventory and rate all streets, sidewalks and curb ramps for funding support and ADA/DOJ compliance, and to provide annexation decision data for the UGA.	City's UGA Limits		250,000	0	125,000	125,000	0	0	0	2016	P	Prelim	0		0	0	250,000
Total Tier 1 Maintenance Projects				2,360,000	710,000	635,000	535,000	160,000	160,000	160,000				0		0		2,360,000

**City of Port Orchard Transportation Improvement Program (TIP)
For 2022-2035 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost		Phase		Funding Status	Phase	Federal		State Fund		
				2022-2027	2028-2035	Start Year	Year			Fund Code	Federal Funds	Code	State Funds	Local Funds
Capital Projects														
2.1	Sedgwick Road West - Design, Permitting & ROW The design, permitting and right-of-way acquisition phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue	0.4	462,428	462,428	2023	P	PE	STP(U)	400,000	0	62,428	0	93,642
				693,642	693,642					2025				
2.2	Sedgwick Road West - Construction The construction phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue	0.4	3,468,208	3,468,208	2028	P	CN	STP(U)	3,000,000	0	468,208		
2.3	Bethel Road Corridor ROW & Construction The ROW acquisition and construction phase (in segments) for the re-designed Complete Street/Sch. 74 corridor project.	Bethel Avenue: Mile Hile Drive (SR 166) to 1,000 feet south of Sedgwick (SR-160) Intersection	2.25	3,468,208	3,468,208	0	2025	P	RW	STP(U)	3,000,000	0	468,208	
				33,000,000	16,500,000	16,500,000	2027	P	CN	STP(U)	28,545,000	0	4,455,000	
2.4	SR 160 Roundabout #1 The Construction of a Roundabout located between Bravo Terrace and Geiger Road along Sedgwick (SR160.)	Sedgwick Road (SR 160)	0	1,481,481	1,481,481	0	2021	P	CN	STP(U)	1,281,481	0	200,000	
2.5	SR 160 Roundabout #2 The Construction of a Roundabout located between Geiger Road and Ramsey Road along Sedgwick (SR160) Prior to Fed\$: None	Sedgwick Road (SR 160)	0	1,481,481	0	1,481,481	2029	P	CN	STP(U)	1,281,481	0	200,000	
2.6	Sedgwick Road (SR 160) Corridor Final Design Final design documentation and PS&E for City-sponsored Corridor Plan defining intersections, commercial access & road-sections.	Sedgwick: SR-16 to Bethel Ave	0.9	500,000	500,000	0	2024	P	PE		0	0	500,000	
2.7	Sedgwick Road (SR 160) Corridor Construction Construction phase of City sponsored Corridor Plan between SR 16 and Bethel Road.	Sedgwick: SR-16 to Bethel Ave	0.9	10,000,000	10,000,000	0	2025	P	CN		0	0	10,000,000	
2.8	Sidney Avenue (South of SR 16 Overpass) Widening Sidney Avenue is currently two lanes wide, it needs to be widened to three lanes (additional TWTL) including bike lanes, sidewalks, traffic calming, and stormwater system improvements.	Sidney Avenue: SR 16 Overpass to Sedgwick Road	0.95	500,000	500,000	0	2025	P	PE		0	0	500,000	
				5,761,850	5,761,850	0	2026	P	CN	STP(U)	3,600,000	TIB	1,600,000	561,850
2.9	Pottery Avenue Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Pottery Avenue: Tremont Street to Melcher Street	0.3	1,600,000	1,600,000	0	2027	P	ALL		0	0	1,600,000	
2.10	Old Clifton Rd Shoulder & Pedestrian Improvements Design and construction of shoulder widening, street lighting, watermain extension and grade-separated Pedestrian Path as identified in the McCormick Urban Village Trans Plan.	Old Clifton Road: SR 16 Overpass to Westerly City Limits	2.11	2,000,000	0	2,000,000	2029	P	ALL		0	0	2,000,000	
2.11	Old Clifton Rd & McCormick Woods Drive Intersection Design and construction of intersecion	Old Clifton Rd/ McCormick Woods Dr.	0	250,000	0	250,000	2030	P	PE		0	0	250,000	

**City of Port Orchard Transportation Improvement Program (TIP)
For 2022-2035 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description (roundabout) improvements including street lighting, as identified in the McCormick Urban Village Trans Plan.	Road Name Begin Termini End Termini Intersection	Total Project Length	Total Est. Cost	2022-2027	2028-2035	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
				750,000	0	750,000	2031	P	CN		0		0	750,000
2.12	Melcher Street Widening Melcher Street West is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Melcher Street: Pottery Avenue to Sherman Avenue	0.4	750,000	0	750,000	2030	P	ALL		0		0	750,000
3.3	Fireweed Road Widening Fireweed is currently a narrow two lane road. The reconstruction would widen the road to allow for safe travel lanes, bike lanes, sidewalks and a stormwater system.	Fireweed Road: Sidney Avenue to South Flower Avenue	0.25	750,000	0	750,000	2033	P	ALL		0		0	750,000
3.4	Sedgwick Road West to Glenwood Complete Street improvements within city limits, associated with SKIA access from SW Lake Flora Road.	Sedgwick West: SR-16 to Glenwood Road.	0.77	15,000,000	0	15,000,000	2035	P	ALL		0		0	15,000,000
3.5	Sherman Avenue Widening Sherman Avenue is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Sherman Avenue: Fireweed Road to Terminus at SR 16	0.35	750,000	0	750,000	2030	P	ALL		0		0	750,000
3.6	Tremont St Widening - Port Orchard Blvd (Ph. 2) Construct roundabouts at Tremont Street/PO Blvd. and Bay Street (SR166)/PO Blvd. and curb, gutter, bike lanes, sidewalks, street lighting, storm drainage and Schedule 74 Undergrounding.	Port Orchard Blvd. Tremont Street to Bay Street (SR166)	1.1	809,250 520,231 7,225,434	0 0 0	809,250 520,231 7,225,434	2031 2033 2035	P P P	PE RW CN	STP(U) STP(U) STP(U)	700,000 450,000 6,250,000		0 0 0	109,250 70,231 975,434
3.5	Pottery Avenue Widening Tremont to SR16 Pottery is currently a two-lane road, it needs to be widened to a four-lane road, with sidewalks, traffic calming and upgrades to the stormwater system.	Pottery Avenue Tremont Street SR 16 Overpass	0.95	500,000 750,000 2,950,000	500,000 750,000 2,950,000	0 0 0	2024 2025 2026	P P P	PE RW CN	STP(U) STP(U) STP(U)	432,500 648,750 2,292,250		0 0 0	67,500 101,250 657,750
3.6	Old Clifton Berry Lake Road Intersection Intersection Improvement by Kitsap County		0	0	0	0					0		0	0
Total Tier 2 Capital Projects				95,422,213	45,167,609	50,254,604					52,481,462		1,600,000	41,340,751
Maintenance Project														
2.9	Sidney Avenue (North of SR 16) Overlay Mill/fill repair and overlay of Pottery/Sidney Avenue and reconstructed curb, gutter, sidewalk, curbramps and bike lane. Prior Fed\$: None	Pottery/Sidney Avenue: Lippert Drive to SR 16	0.5	500,000	0	0		P	ALL					500,000
2.10	Cline Avenue Repairs - continued Replace sidewalk and parking strip on the west	Cline Avenue:	0.13	200,000	0	0		P	ALL					200,000

**City of Port Orchard Transportation Improvement Program (TIP)
For 2022-2035 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2022-2027	2028-2035	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
	side of the road, the east side has already been replaced.	Kitsap Street to Dwight Street		700,000	0	0					0		0	700,000
Total Tier 2 Maintenance Projects				700,000	0	0					0		0	700,000

TRANSPORTATION IMPACT FEE PROJECT LIST

Project ID	Project Description	Total Cost	Phase	
1.1	Tremont Street Widening	\$ 17,500,000	CN	
1.3	SR 160 Corridor Pre-Design	\$ 100,000	PE	
1.4	Bethel Corridor Re-Engineering	\$ 750,000	PE	
1.5	Anderson Hill/Clifton Intersection	\$ 1,000,000	PE, RW & CN	McW
1.6	Old Clifton/Campus Parkway Intersection	\$ 1,000,000	PE, RW & CN	McW
1.8	Bay Street Pedestrian Seg#3B (Bay Ford Redevelopment)	\$ 346,821	CN	
2.1	Sedgwick West	\$ 1,156,070	PE & RW	
2.2	Sedgwick West	\$ 3,468,208	CN	
2.3	Bethel Corridor	\$ 36,468,208	RW & CN	
2.4	SR 160 Roundabout #1	\$ 1,481,481	PE, RW & CN	
2.5	SR 160 Roundabout #2	\$ 1,481,481	PE, RW & CN	
2.6	SR 160 Corridor Final design	\$ 500,000	PE	
2.7	SR 160 Corridor	\$ 10,000,000	CN	
2.8	Sidney Avenue South Widening	\$ 6,261,850	PE, RW & CN	
2.9	Pottery Avenue Widening	\$ 1,600,000	PE, RW & CN	
2.10	Old Clifton Shoulder & Pedestrian	\$ 2,000,000	PE, RW & CN	McW
2.11	Old Clifton/McCormick Woods Drive Intersection	\$ 1,000,000	PE, RW & CN	McW
		\$ 86,114,119		

McCormick Projects



CITY OF PORT ORCHARD
DEPARTMENT OF COMMUNITY DEVELOPMENT

216 Prospect Street, Port Orchard, WA 98366
Ph.: (360) 874-5533 • FAX: (360) 876-4980

PLANNING COMMISSION STAFF REPORT

Agenda Item No: 3C, 3D

Meeting Date: 6/5/2018

Subject: Self Storage Ordinance

Prepared by: Nick Bond, Development
Director

Issue: The City has recently experienced an increase in the number of property owners and developers asking about building new indoor and outdoor self-storage facilities in Port Orchard. Some of this interest may be due to a recent moratorium on new indoor self-storage units in the City of Poulsbo, and a partial building moratorium on Bainbridge Island, which is causing self-storage developers to look more closely at Port Orchard and the South Kitsap area for potential locations.

In Port Orchard's current zoning code, self-storage facilities are currently allowed as a conditional use in the R12, R20 and Commercial zones, and as a permitted use in the Employment Industrial and Office zone. In the R12 and R20 zones, the self-storage facility must be accessory to a multifamily development of at least 12 units, and the gross floor area of the self-storage cannot exceed the total gross floor area of the multifamily dwellings.

The City Council has been concerned that new self-storage facilities could be built in areas of the city that would have the potential to disrupt the creation of new neighborhoods and local centers. In addition, the Council is concerned that storage facilities, while serving a need of city residents, generate relatively little revenue to the city compared to other commercial land uses and consume large tracts of commercially zoned land. Self-storage facilities are highly lucrative business ventures that once constructed are rarely ever converted to other uses or redeveloped. As such, the City Council wishes to limit self-storage uses to only a few areas of the city where the Council is confident that the construction of self-storage units would not be disruptive to planning efforts to create local centers and new neighborhoods.

On April 24, 2018, the Council adopted an interim self-storage facilities ordinance and overlay map that designates limited areas in which new self-storage facilities can be developed, effective for a period of twelve months. Corresponding changes to the land use table in POMC 20.46.030 were made to distinguish between indoor and outdoor storage, with the latter being restricted to the Employment Industrial and Office zone for the duration of the interim ordinance. The interim ordinance also amended provisions related to self-storage as an accessory use to residential uses, by only allowing self-storage as an accessory use to larger residential project and by limiting the size of self-storage facilities as an accessory use.

The City Council now wishes to adopt a revised interim self-storage ordinance which corrects Exhibit A by indicating that self-storage is a permitted use instead of a conditional use in the Employment Industrial & Office zone (see revised Exhibit A, attached). The Planning Commission has been requested to hold a public hearing on the interim ordinance with the proposed revisions, and provide its recommendation to Council, at its meeting of June 5, 2018.

Recommended Motion: “I move that the Planning Commission recommend that the City Council adopt the interim self-storage regulations with the revision to Exhibit A as shown.”

Attachments: Original Interim Ordinance and Exhibit A; Revised Exhibit A; Self Storage Overlay Areas Map

REVISED – INTERIM ORDINANCE EXHIBIT A

		Greenbelt	Residential – Mobile Home Park	Residential – 4.5 Units/Acre	Residential – 8.0 Units/Acre	Residential – 8.0 Units/Acre MWD	Residential – 12.0 Units/Acre	Residential – 20.0 Units/Acre	Commercial Retail and Office	Business Professional I	Business Professional II	Mixed Use	Employment Industrial and Office	Community Facilities
		Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co	BP I	BP II	Mxd	Eo	Cf
*	Subregional utility	C	C	C	C	C	C	C	C			C	C	P
*	Minor communications facility	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P	P
Business Services														
15-17	Construction and trade								P3		P3	P3	P	
*	Individual transportation and taxi										P3		P	
421	Trucking and courier service								C4		P3	C4	P	
*	Warehousing								C				P	

REVISED – INTERIM ORDINANCE EXHIBIT A

		Greenbelt	Residential – Mobile Home Park	Residential – 4.5 Units/Acre	Residential – 8.0 Units/Acre	Residential – 8.0 Units/Acre MWD	Residential – 12.0 Units/Acre	Residential – 20.0 Units/Acre	Commercial Retail and Office	Business Professional I	Business Professional II	Mixed Use	Employment Industrial and Office	Community Facilities
P = Permitted C = Conditional		Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co	BP I	BP II	Mxd	Eo	Cf
	and wholesale trade													
*	Self-service storage – Indoor including but not limited to mini-storage						C5	C5	C12				P12	
	Self-service Storage – Outdoor including but not limited to the storage of RVs, Boats, and Vehicles												CP	

REVISED – INTERIM ORDINANCE EXHIBIT A

		Greenbelt	Residential – Mobile Home Park	Residential – 4.5 Units/Acre	Residential – 8.0 Units/Acre	Residential – 8.0 Units/Acre MWD	Residential – 12.0 Units/Acre	Residential – 20.0 Units/Acre	Commercial Retail and Office	Business Professional I	Business Professional II	Mixed Use	Employment Industrial and Office	Community Facilities
P = Permitted C = Conditional		Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co	BP I	BP II	Mxd	Eo	Cf
422	Farm product warehousing												P	
422	Farm product refrigeration and storage												P	
*	Log storage													
44	Water transportation of passengers								P8			P8	P8	P8
47	Transportation service								P3		P3	P3	P	
48	Communication offices								P3	P3	P3	P3	P	
*	General								P	P10	P10	P	P	

REVISED – INTERIM ORDINANCE EXHIBIT A

		Greenbelt	Residential – Mobile Home Park	Residential – 4.5 Units/Acre	Residential – 8.0 Units/Acre	Residential – 8.0 Units/Acre MWD	Residential – 12.0 Units/Acre	Residential – 20.0 Units/Acre	Commercial Retail and Office	Business Professional I	Business Professional II	Mixed Use	Employment Industrial and Office	Community Facilities
P = Permitted	C = Conditional	Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co	BP I	BP II	Mxd	Eo	Cf
	business service													
*	Professional office								P	P	P	P	P	
731	Outdoor advertising service								P3		P3		P	
735	Miscellaneous equipment rental								C				P	
751	Automotive rental and leasing								P				P	
752	Automotive parking						C	C	P9	C	C	C	P	P
794	Professional								P3		P10	P3	P3	P

REVISED – INTERIM ORDINANCE EXHIBIT A

		Greenbelt	Residential – Mobile Home Park	Residential – 4.5 Units/Acre	Residential – 8.0 Units/Acre	Residential – 8.0 Units/Acre MWD	Residential – 12.0 Units/Acre	Residential – 20.0 Units/Acre	Commercial Retail and Office	Business Professional I	Business Professional II	Mixed Use	Employment Industrial and Office	Community Facilities
		Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co	BP I	BP II	Mxd	Eo	Cf
1	sport teams/promoters													
873	Research, development and testing								P1		P11	P1	P	P
*	Heavy equipment and truck repair												P	
*	Commercial/industrial accessory uses								P6			P6	P	
*	Helipad								C			C	C	P7

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.

REVISED – INTERIM ORDINANCE EXHIBIT A

1. Only SIC industry numbers 8732 and 8734 – Commercial economic, sociological and education research.
2. Subject to conditional approval when the tower or antenna support will exceed the height limits of the underlying zone.
3. Limited to office use, no staging or overnight parking of vehicles or equipment.
4. Limited to SIC industry number 4215 – Courier services, except by air.
5. Accessory to a multifamily development of at least 20 units provided:
 - a. The gross floor area in the self-service storage shall not exceed 20% of the total gross floor area of the multifamily dwellings.
 - b. All outdoor lights shall be deflected, shaded, and focused downward away from all adjoining property.
 - c. The use of the facility shall be limited to the occupant's household goods.
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment.
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals.
 - f. No residential occupancy of the storage units.
 - g. No business activity other than rental of storage units by occupants.
 - h. A resident shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
6. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

REVISED – INTERIM ORDINANCE EXHIBIT A

7. Limited to emergency medical evacuation sites in conjunction with police, fire, health or public service facility.
8. Subject to conditional approval when additional parking is required.
9. A conditional use permit is required if proposed within the downtown overlay district, or if a parking structure is proposed.
10. Permitted uses within SIC code are subject to provisions identified below:
 - a. SIC codes 7311 through 7313, 7319, 7323, 7336, 7338, 7371 through 7376, and 7379 are permitted uses, limited to office, desktop design, and desktop graphic work. All other activities must be off site. No on-site retail sales.
 - b. SIC codes 7322, 7363 and 7383 are limited to office activities only.
11. Limited to nondestructive testing.
12. Permitted only on sites as designated for Self-Storage Use on the Self-Storage Overlay Map as attached to Ordinance 18-XXX. The Self-Storage use must be allowed in the zone and in the overlay in order to be permitted.

ORDINANCE NO. 015-18

AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING POMC 20.46.030 TO IMPOSE AN INTERIM OFFICIAL CONTROL, ADOPTING AN INTERIM ZONING ORDINANCE ON SELF STORAGE USES AND ADOPTING AN INTERIM SELF STORAGE OVERLAY MAP; DECLARING THAT SUCH INTERIM ZONING ORDINANCE SHALL BE IN EFFECT UNTIL THE CITY ADOPTS "PERMANENT" ZONING REGULATIONS ON THE SAME SUBJECT; DECLARING AN EMERGENCY; SETTING AN EFFECTIVE DATE AND AN EFFECTIVE PERIOD OF THE INTERIM ZONING ORDINANCE; SETTING THE DATE OF A PUBLIC HEARING ON THE INTERIM ZONING ORDINANCE; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City's Zoning Land Use Tables (chapter 20.46 of the Port Orchard Municipal Code) require updating due to the high levels of interest in the development of new indoor and outdoor self-storage facilities in Port Orchard; and

WHEREAS, the City staff has been working on a new Zoning Code that will address self-storage uses and locations; however, that zoning code is not ready for adoption at this time; and

WHEREAS, the City has undertaken a comprehensive approach toward land use in order to ensure that the public has the facilities it needs while ensure a mix of development occurs throughout the City; and

WHEREAS, the self-storage use is emerging as an issue that may impact the City's comprehensive approach to land use planning; and

WHEREAS, in order to ensure that the City's planning and zoning work is done in a holistic manner the City Council deems it in the public interest to establish interim regulations addressing self-storage to be applicable during the time the work plan is implemented in order to develop final regulations; and

WHEREAS, Section 36.70A.390 of the Revised Code of Washington authorizes the City Council to adopt an interim zoning ordinance for a period of up to twelve months; provided that the City has developed a work plan for related studies providing for such a period and that a public hearing is held within at least sixty days of its adoption; and

WHEREAS, the City Council desires to adopt changes to the zoning land use tables concerning self-storage uses as an interim zoning ordinance to be in effect while the public process is followed for the adoption of a new zoning code update; now, therefore,

**THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN
AS FOLLOWS:**

SECTION 1. Purpose. The purpose of this Interim Zoning Ordinance is to allow for the construction of self-storage facilities (indoor and outdoor) in areas that the City Council believes are appropriate and will be of minimal impact to the continued development of Port Orchard while the City continues work on a more robust update to the City's zoning regulations. The City will enforce the interim ordinance during the period that this Interim Zoning Ordinance is in effect.

SECTION 2. Imposition of Interim Official Control. An interim official control is hereby imposed to amend the land use chart of the Port Orchard Municipal Code in Section 20.46.030 as set forth in Exhibits A (text) and B (map) which is attached hereto and incorporated herein by this reference as if set forth in full.

SECTION 3. Adoption of Interim Control, Work Plan and Setting Public Hearing. This Interim Ordinance is immediately adopted for a period of up to twelve months in order to provide the City adequate time to implement its work plan to study the need for a permanent ordinance. Once the permanent ordinance is adopted, it will replace and repeal this Ordinance. The City will undertake study on this subject to include the following work:

- A. The City staff will review a new interim or "permanent" zoning ordinance to regulate the location of self-storage facilities on a comprehensive basis.
- B. Following the review and analysis by the City staff, the Planning Commission will hold study sessions and work to develop a public hearing draft of an ordinance containing the permanent regulations. The Planning Commission will then hold a public hearing(s) on the draft Ordinance; obtain public input on such Ordinance; engage with stakeholders; and make recommendations to the City Council.
- C. The staff will provide research and analysis for the Planning Commission and Council and will perform SEPA on the proposed regulations. The staff will also send the public hearing draft of the proposed Ordinance to the Department of Commerce for review.
- D. The City Council will review the draft Ordinance proposed by the Planning Commission and consider the input from the Planning Commission, public and staff at which time the City Council will consider adoption of the new permanent zoning land use regulations on self-storage facilities.

SECTION 4. Effect of Interim Zoning Ordinance. This Interim Zoning Ordinance will allow the City, during the next twelve months, to continue accepting applications for self-storage uses and to process them under the interim official control contained in this Ordinance. Those

applications conforming to the regulations in this Ordinance may be approved and those that are not consistent with this ordinance may be denied.

SECTION 5. Duration of Interim Zoning Ordinance. Pursuant to the Declaration of Emergency in Section 7 below, this Interim Zoning Ordinance shall be immediately effective upon adoption. As long as the City holds a public hearing on the Interim Zoning Ordinance, and adopts findings and conclusions in support of the Interim Zoning Ordinance within sixty (60) days of this adoption, the Interim Zoning Ordinance shall not terminate until twelve (12) months after the date of adoption, unless repealed earlier by the Council, or at the time when all of the events described in Section 3 have been accomplished, whichever is sooner.

SECTION 6. Public Hearing on Interim Zoning Ordinance. Pursuant to RCW 36.70A.390 and RCW 35.63.200, the City Council shall hold a public hearing on this Interim Zoning Ordinance within sixty (60) days of its adoption, or before June 23, 2018, so as to hear and consider public comment and testimony regarding this Ordinance. Following such hearing, but no later than the next Council meeting immediately following the public hearing, the City Council shall adopt findings of fact on the subject of this Interim Zoning Ordinance and either justify its continued imposition or repeal this Ordinance.

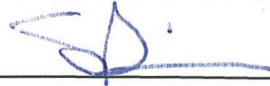
SECTION 7. Declaration of Emergency. The City Council hereby declares that an emergency exists necessitating that this Interim Zoning Ordinance take effect immediately upon passage by a majority vote plus one of the whole membership of the Council, and that the same is not subject to a referendum. If this Interim Zoning Ordinance is not adopted immediately, applications for the self-storage uses may be submitted and vest under the existing code. In addition, the Interim Zoning Ordinance must be adopted immediately as an emergency measure to protect the public health, safety and welfare, and to allow the continued submission of such applications to the City prior to the adoption of the "permanent" zoning chapters.

SECTION 8. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 9. Publication. This Ordinance shall be published by an approved summary consisting of the title.

SECTION 10. Effective Date. This Ordinance shall take effect and be in full force immediately upon passage, having received the vote of a majority plus one of the entire Council.

PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the Clerk in authentication of such passage this 24 day of April 2018.



Scott Diener, Mayor Pro Tempore

ATTEST:



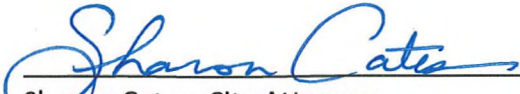
Brandy Rinearson, MMC, City Clerk

SPONSOR:



Shawn Cucciardi, Councilmember

APPROVED AS TO FORM:



Sharon Cates, City Attorney



PUBLISHED:

EFFECTIVE DATE:

P = Permitted C = Conditional	Greenbelt	Residential - Mobile Home Park	Residential - 4.5 Units/Acre	Residential - 8.0 Units/Acre	Residential - 8.0 Units/Acre MWD	Residential - 12.0 Units/Acre	Residential - 20.0 Units/Acre	Commercial and Office	Business Professional I	Business Professional II	Mixed Use	Employment and Office	Community Facilities	
*	Subregional utility	C	C	C	C	C	C	C			C	C	P	
*	Minor communications facility	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P	P	
Business Services														
15-17	Construction and trade													
*	Individual transportation and taxi													
421	Trucking and courier service								C4			P3	C4	P

		Greenbelt	Residential - Mobile Home Park	Residential - 4.5 Units/Acre	Residential - 8.0 Units/Acre	Residential - 8.0 Units/Acre MWD	Residential - 12.0 Units/Acre	Residential - 20.0 Units/Acre	Commercial Office and Retail	Business Professional I	Business Professional II	Mixed Use	Employment and Industrial Office	Community Facilities
		Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co Office	BP I	BP II	Mxd	Eo Office	Cf
422	Farm product warehousing												P	
422	Farm product refrigeration and storage												P	
*	Log storage													
44	Water transportation of passengers								P8			P8	P8	P8
47	Transportation service								P3		P3	P3	P	
48	Communication offices								P3	P3	P3	P3	P	

P = Permitted
C = Conditional

P = Permitted C = Conditional	Greenbelt	Residential - Mobile Home Park	Residential - 4.5 Units/Acre	Residential - 8.0 Units/Acre	Residential - 8.0 Units/Acre MWD	Residential - 12.0 Units/Acre	Residential - 20.0 Units/Acre	Commercial and Office	Business Professional I	Business Professional II	Mixed Use	Employment and Office	Community Facilities
		Gb	RMH	R4.5	R8	R8-MWD	R12	R20	Co	BP I	BP II	Mxd	Eo
794	Professional sport teams/promoters							P3		P10	P3	P3	P
873	Research, development and testing							P1		P11	P1	P	P
*	Heavy equipment and truck repair											P	
*	Commercial/Industrial accessory uses							P6			P6	P	
*	Helipad							C			C	C	P7

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. Only SIC industry numbers 8732 and 8734 – Commercial economic, sociological and education research.
2. Subject to conditional approval when the tower or antenna support will exceed the height limits of the underlying zone.
3. Limited to office use, no staging or overnight parking of vehicles or equipment.
4. Limited to SIC industry number 4215 – Courier services, except by air.
5. Accessory to a multifamily development of at least 20 units provided:
 - a. The gross floor area in the self-service storage shall not exceed 20% of the total gross floor area of the multifamily dwellings.
 - b. All outdoor lights shall be deflected, shaded, and focused downward away from all adjoining property.
 - c. The use of the facility shall be limited to the occupant's household goods.
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment.
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals.
 - f. No residential occupancy of the storage units.
 - g. No business activity other than rental of storage units by occupants.
 - h. A resident shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

6. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
7. Limited to emergency medical evacuation sites in conjunction with police, fire, health or public service facility.
8. Subject to conditional approval when additional parking is required.
9. A conditional use permit is required if proposed within the downtown overlay district, or if a parking structure is proposed.
10. Permitted uses within SIC code are subject to provisions identified below:
 - a. SIC codes 7311 through 7313, 7319, 7323, 7336, 7338, 7371 through 7376, and 7379 are permitted uses, limited to office, desktop design, and desktop graphic work. All other activities must be off site. No on-site retail sales.
 - b. SIC codes 7322, 7363 and 7383 are limited to office activities only.
11. Limited to nondestructive testing.
12. Permitted only on sites as designated for Self-Storage Use on the Self-Storage Overlay Map as attached to Ordinance 015-18. The Self-Storage use must be allowed in the zone and in the overlay in order to be permitted.



CITY OF PORT ORCHARD
DEPARTMENT OF COMMUNITY DEVELOPMENT

216 Prospect Street, Port Orchard, WA 98366
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PLANNING COMMISSION STAFF REPORT

Agenda Item No: 3E	Meeting Date: 6/5/2018
Zoning Code Update	Nick Bond, Development
Subject: Draft Chapters	Prepared by: Director

Issue: In June 2016, the City of Port Orchard adopted an updated Comprehensive Plan, which was followed in June 2017 by the adoption of a new Unified Development Code. In February 2018, the City adopted architectural and site design standards. The Department of Community Development is now working on a update to the City’s Zoning Code to correspond with the updated Comprehensive Plan and Unified Development Code, which is proposed to be adopted in fall 2018. The public participation program for the Zoning Code update was reviewed by the Planning Commission and the Council’s Land Use Committee in May 2018 and was adopted by the City Council on May 8, 2018.

The most significant difference between the existing Zoning Code and the proposed Zoning Code will be the change to a “form-based” code that emphasizes land use over building form. Conventional zoning emphasizes the separation of land uses (residential, commercial, etc) as the primary means of obtaining compatible physical forms (buildings) within a specific area. Form-based zoning focuses on standards that create desirable and compatible buildings within a specific area, with more emphasis on mass and scale, and less emphasis on use. A form-based zoning code addresses the multiple relationships between building facades and nearby public/pedestrian areas, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations in a form-based zoning code are intended to be presented in both pictorial diagrams and words, and are intended to provide a plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., floor area ratios, dwelling units per acre, setbacks, parking ratios) to the neglect of an integrated built form.

The following draft chapters are provided for the Planning Commission’s initial review:

- 20.30 Introduction
- 20.31 Zoning Map
- 20.33 Greenbelt Districts
- 20.34 Residential Districts
- 20.35 Commercial Districts
- 20.36 Industrial Districts
- 20.37 Civic and Open Space Districts

20.38 Overlay Districts

20.39 Article 1 – Use Provisions and Article 2 – Use Table

The following table from the Public Participation Program shows proposed “before” and “after” zoning categories, as a reference guide:

Current Zoning Category	Updated Zoning Category	Notes
Residential 4.5	R1	
Residential 8	R2	
Residential 12	R3	
Residential 20	R4	
	R5	The current zoning code does not have an equivalent category to R5. R5 is proposed to allow more intense multifamily development compared to what was previously allowed in the R20 zone.
Residential 8 MWD	R6	R8MWD/R6 zoning applies only within the McCormick Woods master plan area.
Greenbelt	Greenbelt	
Business Professional	Business Professional Mixed Use	
	Residential Mixed Use	Currently there is no equivalent zoning designation.
	Neighborhood Mixed Use	Currently there is no equivalent zoning designation.
Mixed Use	Commercial Mixed Use	
Downtown Overlay District	Downtown Mixed Use	
Downtown Overlay District Gateway	Gateway Mixed Use	
General Commercial	Commercial Corridor	General Commercial will either become CC or CH, depending on location characteristics.

Current Zoning Category	Updated Zoning Category	Notes
General Commercial	Commercial Heavy	General Commercial will either become CC or CH, depending on location characteristics.
	Industrial Flex	Currently there is no equivalent zoning designation.
Employment Industrial/Office	Light Industrial	
	Heavy Industrial	Currently there is no equivalent zoning designation.

Attachments: Zoning Code draft Chapters 20.30-31, 20.33-20.38, and 20.39 Articles 1 and 2.

Chapter 20.30 Introduction to Zoning, Land Uses, and Building Types.

Sections:

20.30.010 Purpose

20.30.020 Application

20.30.010 Purpose.

- (1) This subtitle is adopted for the purpose of guiding development in accordance with the Port Orchard Comprehensive Plan and to protect, promote, and improve the public health, safety, and general welfare.
- (2) This subtitle is enacted to exercise the full range of authority under Washington law to establish standards to regulate and restrict the:
 - (a) Height, number of stories, size, construction, reconstruction, alteration, repair, or use of buildings and structures;
 - (b) Percentage of lot occupancy, size of courts, yards, and open spaces;
 - (c) The dimensions of lots and density of development;
 - (d) The location and use of buildings and structures.
- (3) This subtitle is enacted for the following purposes:
 - (a) To ensure that important environmental features are protected;
 - (b) To encourage the urban development within the City of Port Orchard consistent with the Growth Management Act, the Countywide Planning Policies, and the Regional Growth Strategy;
 - (c) To protect life and property in areas subject to natural hazards and disasters;
 - (d) To protect fish, wildlife, and recreation resources;
 - (e) To avoid undue water and air pollution;
 - (f) To provide standards for the subdivision of land in addition to those listed in Subtitle V of this Title.
 - (g) To encourage economically sound, fiscally sustainable, orderly, and compatible land development practices in accordance with the comprehensive plan;
 - (h) To ensure that adequate public facilities and services are provided to Port Orchard residents at a reasonable cost;
 - (i) To ensure that development on land is commensurate with the physical characteristics of the land;
 - (j) To assure the provision of needed open spaces and public facility sites.
- (4) This Subtitle is intended to provide a mechanism for achieving the following goals:
 - (a) Mix of land uses;
 - (b) Compact building design;
 - (c) Creating a range of housing opportunities and choices;
 - (d) Creating walkable neighborhoods;
 - (e) Fostering distinctive, attractive communities with a strong sense of place;
 - (f) Preserving open spaces and natural beauty;
 - (g) Providing a variety of transportation choices; and
 - (h) Making development decisions predictable, fair, and cost effective;

20.30.020 Application

- (1) Territorial Application. This Subtitle applies to all land, uses, buildings and structures within Port Orchard.

- (2) General Application. In their interpretation and application, the provisions of this subtitle are the minimum requirements necessary to meet the purpose and intent of these regulations.
- (3) Required Conformance. All buildings, structures or land, in whole or in part, must be used or occupied in accordance with this subtitle.
- (4) Control over less restrictive laws and regulations. If any condition or requirement imposed by this subtitle is more restrictive than a condition or requirement imposed by any other law, rule or regulation of any kind, the more restrictive condition or requirement governs.
- (5) Conflict. If any condition or requirement imposed by this subtitle contains an actual, implied, or apparent conflict, the more restrictive condition or requirement controls.
- (6) References to Other Laws. Whenever a provision of this subtitle refers to any other part of the Port Orchard Municipal Code or to any other law, the reference applies to any subsequent amendment of that law.
- (7) Text and Graphics. Illustrations and photographs are included in this Subtitle to illustrate the intent and requirement of the text. In cases of a conflict between the text and illustrations, photos, and graphics, the text controls.

Chapter 20.31
ZONES AND ZONING MAP

Sections:

- 20.31.010 Zones established.**
- 20.31.020 Boundary questions.**
- 20.31.021 Interpretation – Right-of-way.**
- 20.31.030 Changes.**
- 20.31.040 Annexed land.**

20.31.010 Zones established.

(a) The following zones are hereby established:

- (1) Greenbelt (GB)
- (2) Residential 1 (R1)
- (3) Residential 2 (R2)
- (4) Residential 3 (R3)
- (5) Residential 4 (R5)
- (6) Residential 5 (R5)
- (7) Residential 6 (R6)
- (8) Residential Mixed-Use (RMU)
- (9) Neighborhood Mixed-Use (NMU)
- (10) Commercial Mixed-Use (CMU)
- (11) Business Professional Mixed-Use (BPMU)
- (12) Downtown Mixed-Use (DMU)
- (13) (Downtown) Gateway Mixed-Use (GMU)
- (14) Commercial Corridor (CC)
- (15) Commercial Heavy (GH)
- (16) Industrial Flex (IF)
- (17) Light Industrial (LI)
- (18) Heavy Industrial (HI)
- (19) Civic Institutional (CI)
- (20) Parks and Recreation (PR)
- (21) Public Facilities (PF)

(b) The following Overlay Districts are hereby established:

- (1) View Protection Overlay District (VPOD)
- (2) Downtown Height Overlay District (DHOD)
- (3) Self-Storage Overlay District (SSOD)

(c) The location and boundaries of the various zones are shown on the city's adopted zoning map and are codified in this title and made a part of this title. Overlay District Boundaries may be shown on the City's adopted zoning map, may be codified elsewhere in this code, or be adopted as a standalone map. Changes in the boundaries of the zones or overlay districts, including application or amendment or interim zoning, shall be made by ordinance adopting or amending the zoning map or alternatively in the case of an overlay district, by amending the standalone overlay district map or code section.

- (d) Maps may be kept electronically in a Geographic Information System (GIS). Copies published online or electronically do not constitute originals. Map originals must be kept on file with the Port Orchard City Clerk and must indicate the date of the adoption and most recent amendment.

20.31.020 Boundary questions.

Where uncertainty exists as to the boundaries of any zone or overlay district, the following rules of construction, listed in priority order, shall apply:

- (1) Where boundaries are indicated as following approximate lot lines, the actual lot lines shall be considered the boundaries.
- (2) Where boundaries are indicated as following lines of ordinary high water, or government meander lines, the lines shall be considered to be actual boundaries. If these lines should change, the boundaries shall be considered to move with them.
- (3) If none of the rules of interpretation described in the above subsections apply, then the zoning boundary shall be determined by map scaling.

20.31.030 Interpretation – Right-of-way.

- (1) Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys shall be considered unclassified.
- (2) Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.
- (3) Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged.

20.31.040 Changes.

No change shall be made to a zoning map except by authority of an amending ordinance. Any changes made otherwise shall be in violation of this title.

20.31.050 Annexed land.

- (1) The City's Comprehensive Plan has predesignated land use and zoning designations for all areas of the Port Orchard Urban Growth Area as shown on the Land Use Map in the Comprehensive Plan and on the City's adopted zoning map. Upon annexation, these predesignated land use and zoning designations shall apply unless the City Council designates some other zoning designation in the annexation ordinance.
- (2) Any lot subdivided under authority of the county and recognized by the county as a buildable lot will, upon annexation to the city, be considered a buildable lot, even though it may be smaller than the city zoning requires for that vicinity and zone.

CHAPTER 20.33
GREENBELT DISTRICT

20.36.010 Greenbelt.

(1) Intent.

The Greenbelt district is intended to protect sensitive natural resources. Residential development not exceeding 1 single-family residential unit per 2 acres, and certain other compatible land uses, are allowed to supplement the protection of these resources in exchange for preserving open space.

(2) Building Types Allowed.

The following building types are allowed:

Detached single-family house

Backyard Cottage

General Building



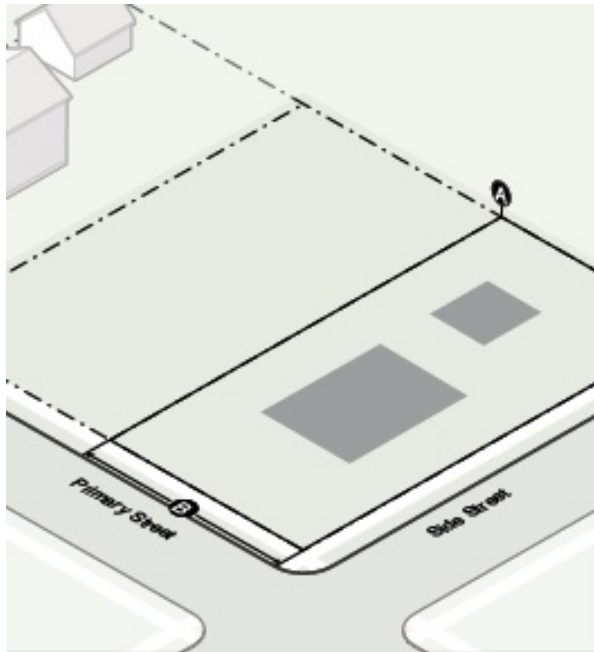
Greenbelt Buildings

(3) Lot Dimensions.

Gross Density: 1 unit/2 acres maximum

	Area (A)	Width (B)
Detached house	2 acres min	No Minimum

(4) Maximum hard surface coverage is 15%.

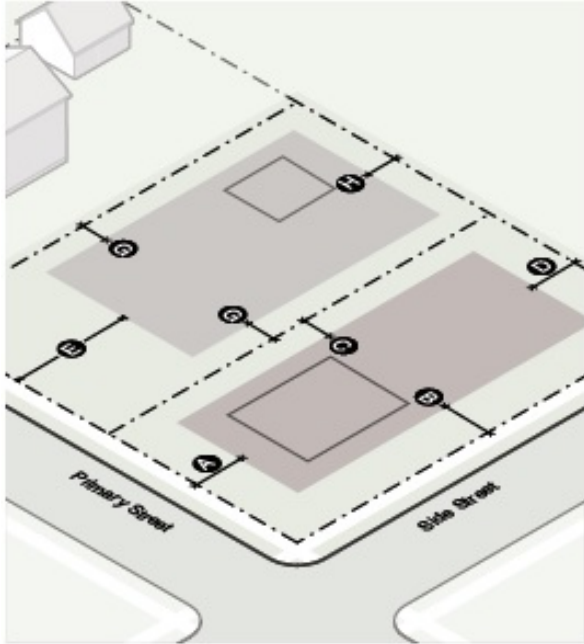


Greenbelt Lot Dimensions

(5) Building Placement.

Principal building setbacks.

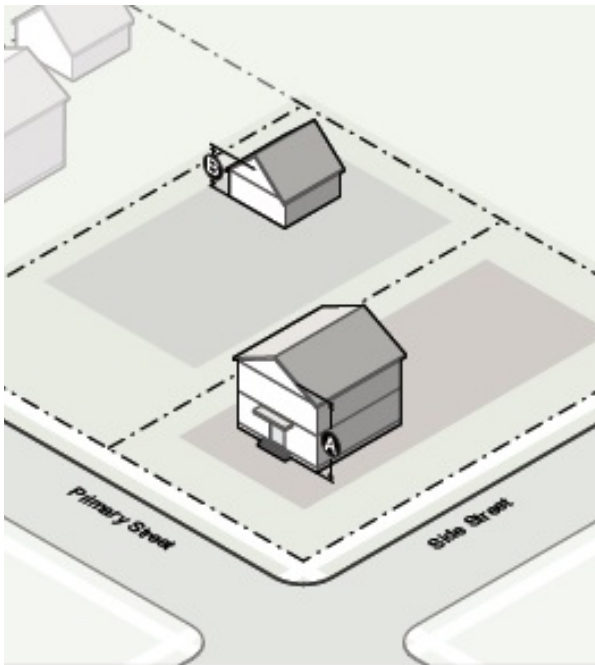
Primary street	15 ft min	(A)
Side street	10 ft min	(B)
Side interior	5 ft min	(C)
Rear	10 ft min	(D)



Greenbelt Building Placement

(6) Building height.

Principal building	3 stories/35 ft max	(A)
Accessory structure	24 ft max	(B)



Greenbelt Building Height

CHAPTER 20.34
RESIDENTIAL DISTRICTS

Sections:

- 20.34.010 Residential 1 (R1)**
- 20.34.020 Residential 2 (R2)**
- 20.34.030 Residential 3 (R3)**
- 20.34.040 Residential 4 (R4)**
- 20.34.050 Residential 5 (R5)**
- 20.34.060 Residential 6 (R6)**

20.34.010 Residential 1 (R1)

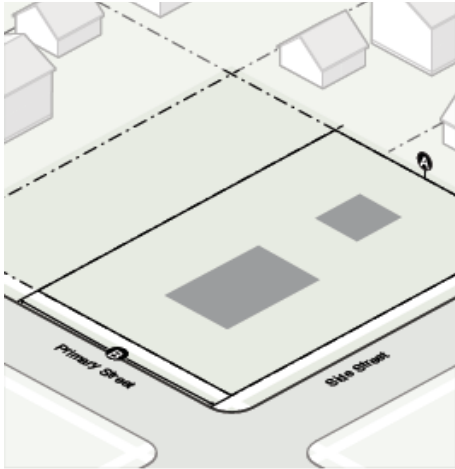
(1) Intent. The R1 district is intended to accommodate single-family detached houses with a minimum lot size of 6,000 square feet. R1 may be applied in areas designated as Residential Low in the Port Orchard Comprehensive Plan. Uses and building types that would substantially interfere with the single family residential nature of the district are not allowed.

- (2) Building Types Allowed. The allowed building types in the R1 zone are as follows:
- a. Detached house (POMC 20.32.020)
 - b. Backyard Cottage (detached ADU) (POMC 20.32.030)
 - c. Accessory Buildings (POMC 20.32.010 (16))



R1 Building Types

(3) Lot Dimensions.



- a. Minimum lot size: 6,000 square feet.
- b. Minimum lot width: 50 feet.

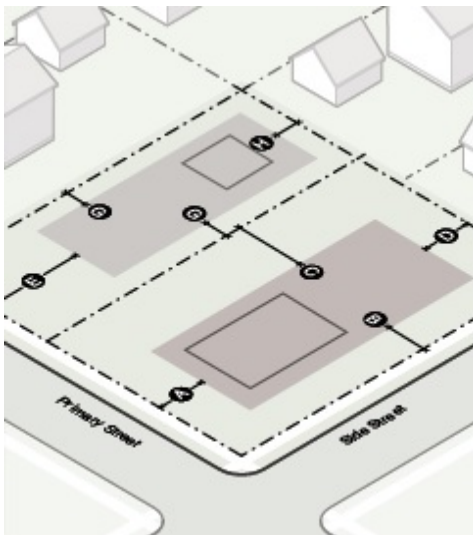
(4) Maximum hard surface coverage is 50%.

(5) Principal building setbacks.

- (a) Primary Street: 15 feet minimum or average front setback (See POMC 20.40.020)
- (b) Side Street: 10 feet minimum
- (c) Side Interior: 5 feet minimum
- (d) Rear: 10 feet minimum

(6) Accessory Structure Setbacks

- (e) Primary Street: 40 feet minimum
- (f) Side Street: 10 feet minimum
- (g) Side Interior: 5 feet minimum
- (h) Rear: 3 feet minimum (Rear setback for an accessory structure abutting an alley may be reduced to 2 feet)

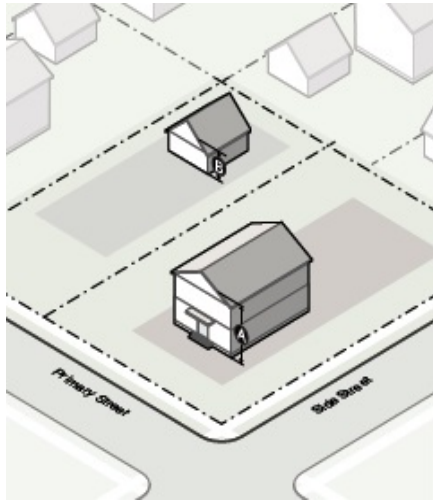


R1 Building Placement

(7) Building height.

(a) Principal building: 3 stories/35 ft max

(b) Accessory structure: 24 ft max



R1 Building Height

20.34.020 Residential 2 (R2)

(1) Intent. The R2 district is primarily intended to accommodate detached house, duplex, and townhome development with a minimum lot size that varies based on building type. The R2 district is intended to implement the residential medium density Comprehensive Plan designation. Additional building types that are allowed include backyard cottage (detached accessory dwelling unit), cottage court, duplex and attached house. Uses that would substantially interfere with the residential nature of the district are not allowed.

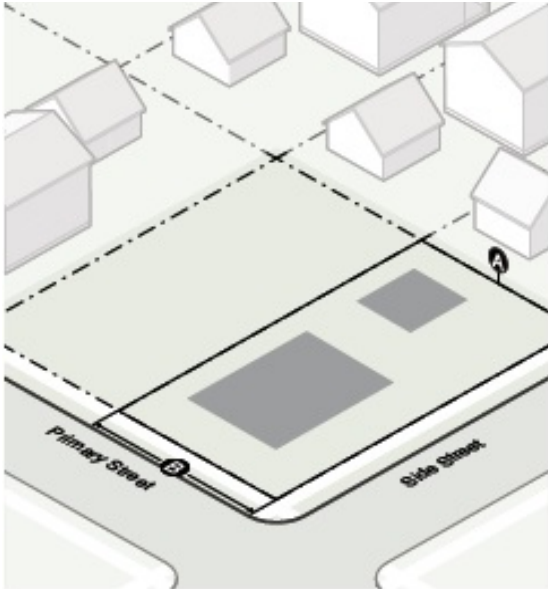
(2) Building Types Allowed. The allowed building types in the R2 zone are as follows:

- a. Detached house (POMC 20.32.020)
- b. Backyard Cottage (detached ADU) (POMC 20.32.030)
- c. Cottage Court (POMC 20.32.040)
- d. Duplex: side by side (POMC 20.32.050)
- e. Duplex: back to back (POMC 20.32.060)
- f. Attached House (POMC 20.32.070)
- g. Accessory Buildings (POMC 20.32.010 (16))



R2 Building Types

(3) Lot Dimensions.



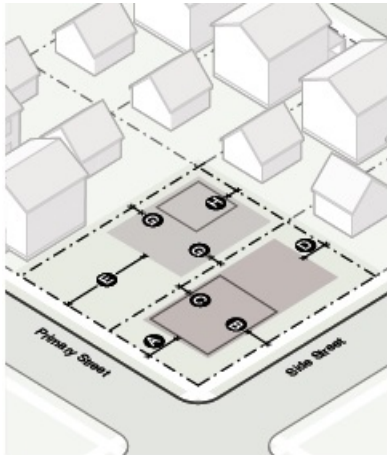
R2 Lot Dimensions

- a. Minimum Lot Size by building type:
 - i. Detached house (POMC 20.32.020):
 - (a) Lots that take vehicular access from primary street: 5,000 square feet
 - (b) Lots that do not take vehicular access from primary street: 3,000 square feet
 - ii. Backyard Cottage (detached ADU) (POMC 20.32.030): Not Applicable.
 - iii. Cottage Court (POMC 20.32.040): 1,200 square feet
 - iv. Duplex: side by side (POMC 20.32.050): 5,000 square feet
 - v. Duplex: back to back (POMC 20.32.060): 5,000 square feet
 - vi. Attached House (POMC 20.32.070): 2,500 square feet
- b. Minimum Lot Width:
 - i. Detached house (POMC 20.32.020):
 - (a) Lots that take vehicular access from primary street: 50 feet
 - (b) Lots that do not take vehicular access from primary street: 30 feet
 - ii. Backyard Cottage (detached ADU) (POMC 20.32.030): Not Applicable
 - iii. Cottage Court (POMC 20.32.040): 20 feet
 - iv. Duplex: side by side (POMC 20.32.050):
 - (a) Lots that take vehicular access from primary street: 60 feet
 - (b) Lots that do not take vehicular access from primary street: 40 feet
 - v. Duplex: back to back (POMC 20.32.060): 40 feet
 - vi. Attached House (POMC 20.32.070):
 - (a) Lots that take vehicular access from primary street: 30 feet
 - (b) Lots that do not take vehicular access from primary street: 20 feet

(4) Maximum hard surface coverage is 70%.

(5) Principal building setbacks.

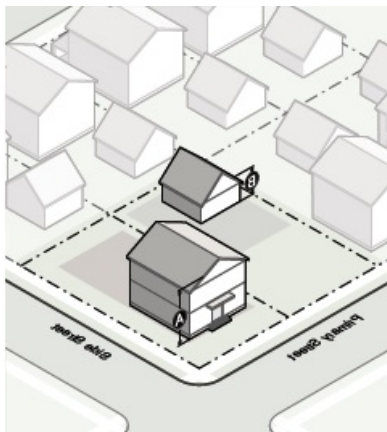
- (a) Primary Street: 15 feet minimum or average front setback (See POMC 20.40.020)
- (b) Side Street: 10 feet minimum
- (c) Side Interior: 5 feet minimum (Except attached housing types with dwellings on individual lots such as townhomes or attached houses which do not require a side interior setback.)
- (d) Rear: 10 feet minimum (Rear setback for an accessory structure abutting an alley may be reduced to 2 feet)
- (6) Accessory Structure Setbacks
 - (e) Primary Street: 40 feet minimum
 - (f) Side Street: 10 feet minimum
 - (g) Side Interior: 5 feet minimum
 - (h) Rear: 10 feet minimum (Rear setback for an accessory structure abutting an alley may be reduced to 2 feet)



R2 Building Placement

(7) Building height.

Principal building	3 stories/35 ft max	(A)
Accessory structure	24 ft max	(B)



R2 Building Height

20.34.030 Residential 3 (R3)

(1) Intent. The R3 district is intended to accommodate a variety of residential options limited to 3 stories in height. The R3 zone should be applied in areas designated as residential medium density in the Port Orchard Comprehensive Plan. Uses that would substantially interfere with the residential nature of the district are not allowed.

(2) Building Types Allowed. The allowed building types in the R3 zone are as follows:

- a. Detached house (POMC 20.32.020)
- b. Backyard Cottage (detached ADU) (POMC 20.32.030)
- c. Cottage Court (POMC 20.32.040)
- d. Duplex: side by side (POMC 20.32.050)
- e. Duplex: back to back (POMC 20.32.060)
- f. Attached House (POMC 20.32.070)
- g. Four-plex (POMC 20.32.080)
- h. Townhouse (POMC 20.32.090)
- i. Apartment (POMC 20.32.100)
- j. Accessory Buildings (POMC 20.32.010 (16))

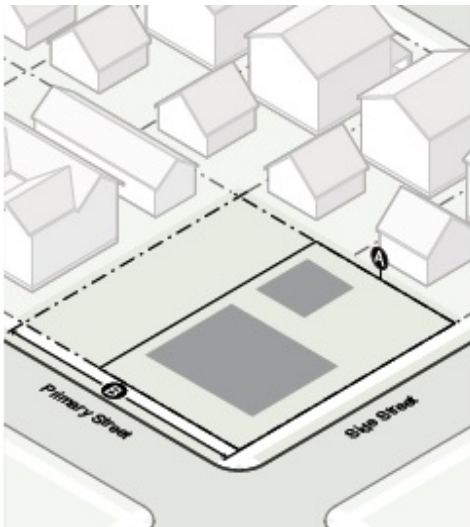


R3 Building Types

(3) Lot Dimensions.

- a. Minimum Lot Size by building type:
 - i. Detached house (POMC 20.32.020):
 - (a) Lots that take vehicular access from primary street: 4,000 square feet
 - (b) Lots that do not take vehicular access from primary street: 2,500 square feet
 - ii. Backyard Cottage (detached ADU) (POMC 20.32.030): Not Applicable.
 - iii. Cottage Court (POMC 20.32.040): 1,200 square feet

- iv. Duplex: side by side (POMC 20.32.050): 5,000 square feet
 - v. Duplex: back to back (POMC 20.32.060): 5,000 square feet
 - vi. Attached House (POMC 20.32.070): 2,500 square feet
 - vii. Four-plex: 7,000 square feet
 - viii. Townhouse (POMC 20.32.090): 1,000 square feet
 - ix. Apartment (POMC 20.32.100): 10,000 square feet
- b. Minimum Lot Width:
- i. Detached house (POMC 20.32.020):
 - (a) Lots that take vehicular access from primary street: 40 feet
 - (b) Lots that do not take vehicular access from primary street: 26 feet
 - ii. Backyard Cottage (detached ADU) (POMC 20.32.030): Not Applicable
 - iii. Cottage Court (POMC 20.32.040): 20 feet
 - iv. Duplex: side by side (POMC 20.32.050):
 - (a) Lots that take vehicular access from primary street: 60 feet
 - (b) Lots that do not take vehicular access from primary street: 40 feet
 - v. Duplex: back to back (POMC 20.32.060): 40 feet
 - vi. Attached House (POMC 20.32.070):
 - (a) Lots that take vehicular access from primary street: 30 feet
 - (b) Lots that do not take vehicular access from primary street: 20 feet
 - vii. Four-plex (POMC 20.32.080): 60 feet
 - viii. Townhouse:
 - (a) Lots that take vehicular access from primary street: 30 feet
 - (b) Lots that do not take vehicular access from primary street: 16 feet
 - ix. Apartment: 80 feet



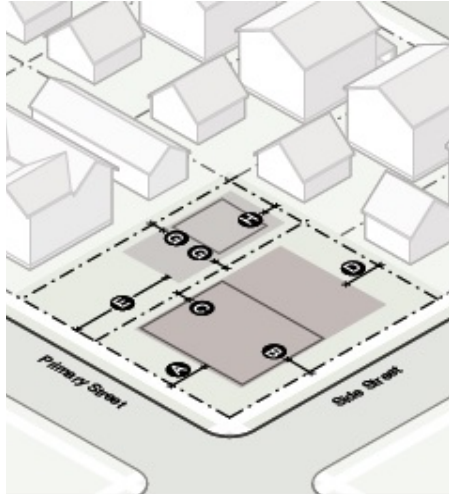
R3 Lot Dimensions

- (4) Maximum hard surface coverage is 80%.
- (5) Principal building setbacks.
 - (a) Primary Street: 15 feet minimum or average front setback (See POMC 20.40.020)
 - (b) Side Street: 10 feet minimum

- (c) Side Interior: 5 feet minimum (Except attached housing types with dwellings on individual lots such as townhomes or attached houses which do not require a side interior setback.)
- (d) Rear: 10 feet minimum

(6) Accessory Structure Setbacks

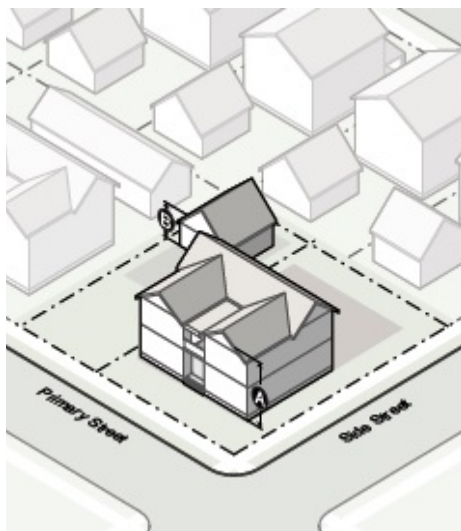
- (e) Primary Street: 40 feet minimum
- (f) Side Street: 10 feet minimum
- (g) Side Interior: 5 feet minimum
- (h) Rear: 10 feet minimum (Rear setback for an accessory structure abutting an alley may be reduced to 2 feet)



R3 Building Placement

(7) Building height.

Principal building	3 stories/35 ft max	(A)
Accessory structure	24 ft max	(B)



R3 Building Height

Residential 4 (R4)

(1) Intent. The R4 district is intended to accommodate a variety of multifamily residential options at heights of 45 feet or less. Uses that would substantially interfere with the residential nature of the district are not allowed.

(2) Building Types Allowed. The allowed building types in the R4 zone are as follows:

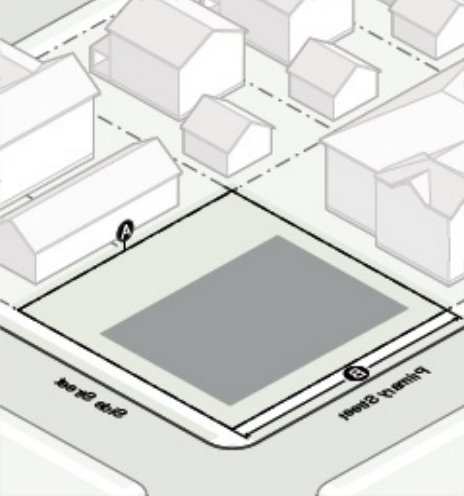
- a. Cottage Court (POMC 20.32.040)
- b. Four-plex (POMC 20.32.080)
- c. Townhouse (POMC 20.32.090)
- d. Apartment (POMC 20.32.100)
- e. Accessory Buildings (POMC 20.32.010 (16))



R4 Building Types

(3) Lot Dimensions.

- a. Minimum Lot Size by building type:
 - i. Cottage Court (POMC 20.32.040): 1,200 square feet
 - ii. Four-plex: 7,000 square feet
 - iii. Townhouse (POMC 20.32.090): 1,000 square feet
 - iv. Apartment (POMC 20.32.100): 10,000 square feet
- b. Minimum Lot Width:
 - i. Cottage Court (POMC 20.32.040): 20 feet
 - ii. Four-plex (POMC 20.32.080): 60 feet
 - iii. Townhouse:
 - (a) Lots that take vehicular access from primary street: 30 feet
 - (b) Lots that do not take vehicular access from primary street: 16 feet
 - iv. Apartment: 80 feet



R4 Lot Dimensions

(4) Maximum hard surface coverage is: 80%.

(5) Principal building setbacks.

(a) Primary Street: 15 feet minimum or average front setback **(See POMC 20.40.020)**

(b) Side Street: 10 feet minimum

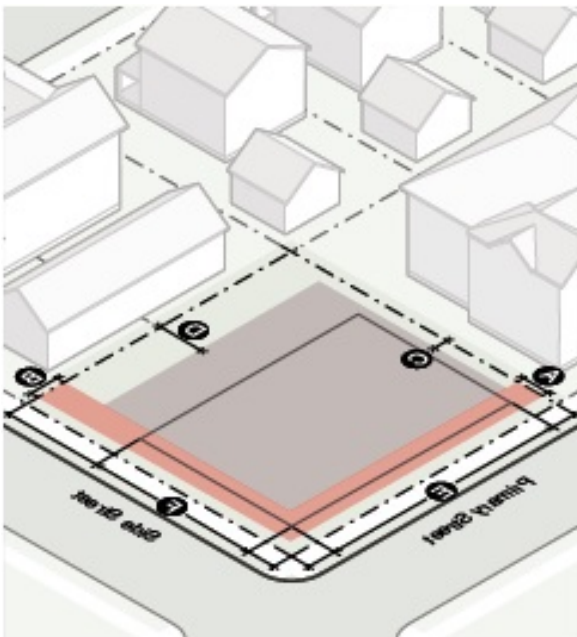
(c) Side Interior: 5 feet minimum (Except attached housing types with dwellings on individual lots such as townhomes which do not require a side interior setback.)

(d) Rear: 10 feet minimum (4 feet minimum where abutting an alley).

(6) Build-to-Zone (BTZ)

(e) Building façade in primary street: 60% min BTZ (% of lot width)

(f) Building façade in side street: 30% min BTZ (% of lot width)



R4 Building Placement

(7) Building height.

a. All buildings and structures: 4 stories/45 feet maximum



R4 Building Height

Residential 5 (R5)

(1) Intent. The R5 district is intended to accommodate a variety of multifamily residential options at heights of 55 feet or less. Uses that would substantially interfere with the residential nature of the district are not allowed.

(2) Building Types Allowed. The allowed building types in the R5 zone are as follows:

- f. Cottage Court (POMC 20.32.040)
- g. Four-plex (POMC 20.32.080)
- h. Townhouse (POMC 20.32.090)
- i. Apartment (POMC 20.32.100)
- j. Accessory Buildings (POMC 20.32.010 (16))



R5 Building Types

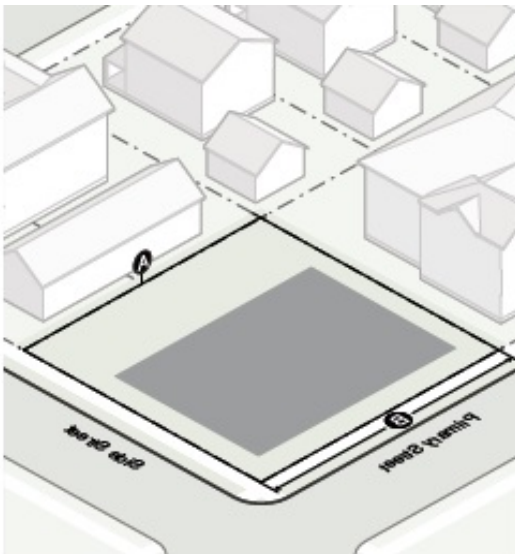
(3) Lot Dimensions.

c. Minimum Lot Size by building type:

- i. Cottage Court (POMC 20.32.040): 1,200 square feet
- ii. Four-plex: 7,000 square feet
- iii. Townhouse (POMC 20.32.090): 1,000 square feet
- iv. Apartment (POMC 20.32.100): 10,000 square feet

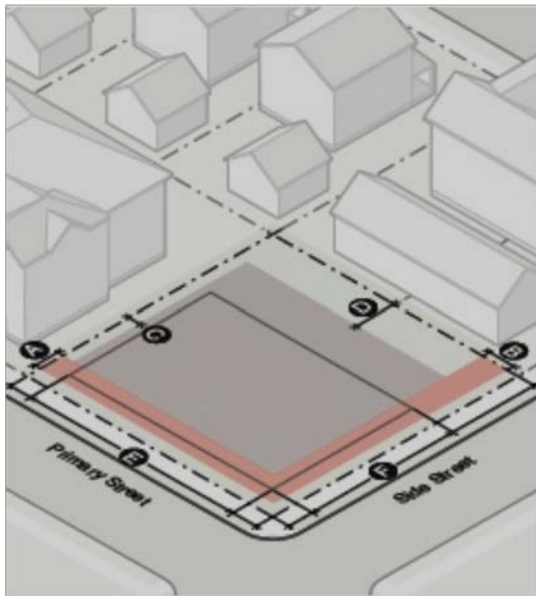
d. Minimum Lot Width:

- i. Cottage Court (POMC 20.32.040): 20 feet
- ii. Four-plex (POMC 20.32.080): 60 feet
- iii. Townhouse:
 - (a) Lots that take vehicular access from primary street: 30 feet
 - (b) Lots that do not take vehicular access from primary street: 16 feet
- iv. Apartment: 80 feet



R5 Lot Dimensions

- (4) Maximum hard surface coverage is 80%.
- (5) Principal building setbacks.
 - (a) Primary Street: 15 feet minimum or average front setback (See POMC 20.40.020)
 - (b) Side Street: 10 feet minimum
 - (c) Side Interior: 5 feet minimum (Except attached housing types with dwellings on individual lots such as townhomes which do not require a side interior setback.)
 - (d) Rear: 10 feet minimum (4 feet minimum where abutting an alley).
- (6) Build-to-Zone (BTZ)
 - (e) Building façade in primary street: 60% min BTZ (% of lot width)
 - (f) Building façade in side street: 30% min BTZ (% of lot width)



R5 Building Placement

- (7) Building height.
 - a. All buildings and structures: 5 stories/55 feet maximum
 - b. TDR height bonuses may be approved in accordance with POMC 20.41.



R5 Building Height

20.34.020 Residential 6 (R6)

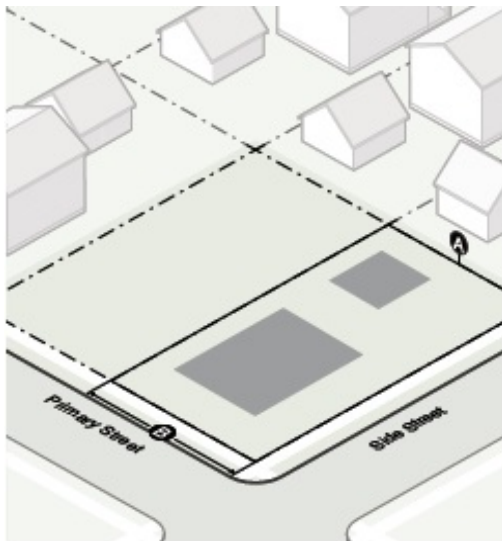
(1) Intent. The R6 district is primarily intended to accommodate detached house, duplex, and townhome development with a minimum lot size that varies based on building type. The R6 district is intended to implement the residential medium density Comprehensive Plan designation in selected parts of the McCormick Woods master planning area. Additional building types that are allowed include backyard cottage (detached accessory dwelling unit), cottage court, duplex and attached house. Uses that would substantially interfere with the residential nature of the district are not allowed.

- (2) Building Types Allowed. The allowed building types in the R6 zone are as follows:
- a. Detached house (POMC 20.32.020)
 - b. Backyard Cottage (detached ADU) (POMC 20.32.030)
 - c. Accessory Buildings (POMC 20.32.010 (16))



R6 Building Types

(3) Lot Dimensions.



R6 Lot Dimensions

- c. Minimum Lot Size by building type:
 - i. Detached house (POMC 20.32.020): 4,000 square feet
 - ii. Backyard Cottage (detached ADU) (POMC 20.32.030): **Not Applicable.**
- d. Minimum Lot Width:
 - i. Detached house (POMC 20.32.020): **40 feet**
 - ii. Backyard Cottage (detached ADU) (POMC 20.32.030): **Not Applicable**

(4) Maximum hard surface coverage is 75%.

(5) Principal building setbacks.

(a) Primary Street: 10 feet minimum or average front setback (See POMC XXXX)

(b) Side Street: 10 feet minimum

(c) Side Interior: 5 feet minimum

(d) Rear: 10 feet minimum (Rear setback for an accessory structure abutting an alley may be reduced to 2 feet)

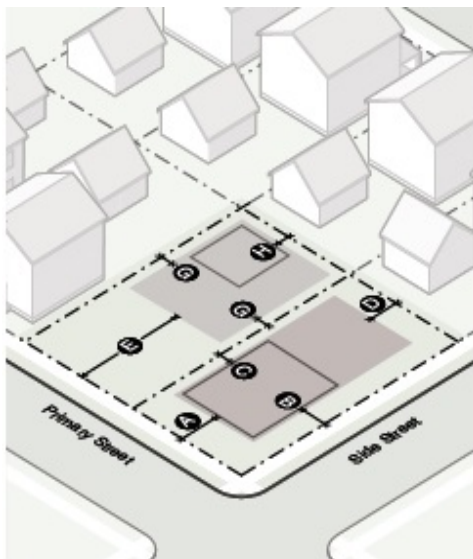
(6) Accessory Structure Setbacks

(e) Primary Street: 40 feet minimum

(f) Side Street: 10 feet minimum

(g) Side Interior: 5 feet minimum

(h) Rear: 10 feet minimum (Rear setback for an accessory structure abutting an alley may be reduced to 2 feet)

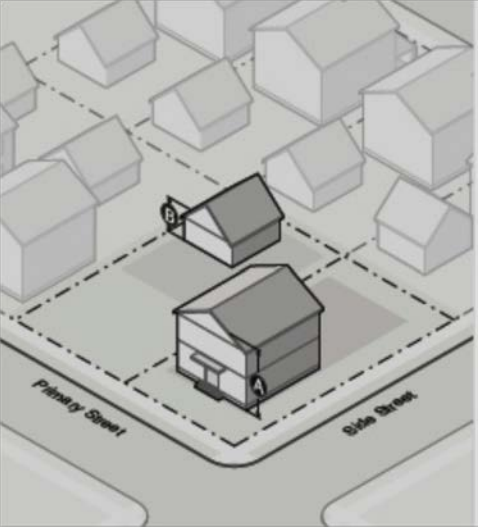


R6 Building Placement

(7) Building height.

a. Principal building: 3 stories/35 ft max

b. Accessory structure: 24 ft max



R6 Building Height

CHAPTER 20.35

COMMERCIAL AND MIXED-USE DISTRICTS

Sections:

- 20.35.010 Residential Mixed Use (RMU).**
- 20.35.020 Neighborhood Mixed Use (NMU).**
- 20.35.025 Business Professional Mixed Use (BPMU).**
- 20.35.030 Commercial Mixed Use (CMU).**
- 20.35.040 Downtown Mixed Use (DMU).**
- 20.35.050 Gateway Mixed Use (GMU).**
- 20.35.060 Commercial Corridor (CC).**
- 20.35.070 Commercial Heavy (CH).**
- 20.35.080 Industrial Flex (IF).**

20.35.010 Residential Mixed Use (RMU).

(1) Intent. The RMU district is intended to accommodate working and living in close proximity to one another, including in the same physical space. Building type options include townhouse and live-work. The RMU zone should be applied in areas where the existing or proposed land use pattern promotes live-work uses and in areas designated as Commercial in the Port Orchard Comprehensive Plan. This designation may also be applied in areas designated residential high density in the comprehensive plan provided that the area abuts areas designated commercial and residential high density such that the application of the RMU district acts as a transitional zoning district. Uses that would substantially interfere with the live-work nature of the district are not allowed.

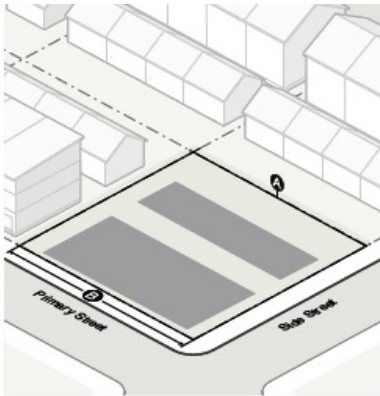
(2) Building Types Allowed. The allowed building types in the RMU zone as follows:

- a. Townhouse (POMC 20.32.020)
- b. Live Work (POMC 20.32.110)



RMU Building Types

(3) Lot Dimensions.



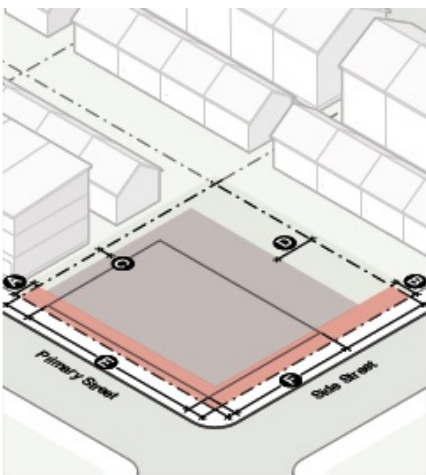
RMU Zone Lot Dimensions

- a. Minimum lot size:
 - i. Townhouse: 1,000 square ft.
 - ii. Live Work: 1,000 square ft
- b. Minimum lot width:
 - i. Townhouse:
 - i. Lots that take vehicular access from primary street: 30 feet
 - ii. Lots that do not take vehicular access from primary street: 16 feet
 - ii. Live Work: 16 feet

(4) Maximum hard surface coverage is 90%

(5) Building Setbacks:

- a. Primary Street: 0 ft min/10 ft maximum (See Design Standards?)
- b. Side Street: 0 ft min/10 ft max
- c. Side Interior: 0 or 5 ft min
- d. Rear: 10 ft (4 ft if abutting an alley)



RMU Building Setback and Build to Zone

(6) Build to Zone:

- e. Building Facing Primary Street: 70% minimum (% of lot width)
- f. Building Facing Side Street: 35% minimum (% of lot width)

(7) Building height:

- a. 3 stories/35 ft max



RMU Zone Building Height

20.35.020 Neighborhood Mixed Use (NMU)

(1) Intent. The NMU district is intended to accommodate neighborhood-oriented commercial facilities. The intent of the district is to provide small-scale service establishments close to residential uses, and to ensure that buildings and uses are compatible with the character of nearby neighborhoods. Building type options include: detached house, duplex, backyard cottage, four-plex, townhouse, and shopfront house. NMU zones should be applied in areas where the existing or proposed land use pattern has commercial activity close to established residential areas and may be applied in areas designated commercial in the comprehensive plan.

(2) Building Types Allowed. The allowed building types for the NMU zone are as follows:

- a. Detached house (20.32.020)
- b. Duplex (20.32.040-050)
- c. Backyard Cottage (Detached Accessory dwelling unit) (20.32.030)
- d. Four-plex (POMC 20.32.080)
- e. Townhouse (POMC 20.32.090)
- f. Shopfront house (20.32.120)
- g. Accessory Buildings (POMC 20.32.010 (16))

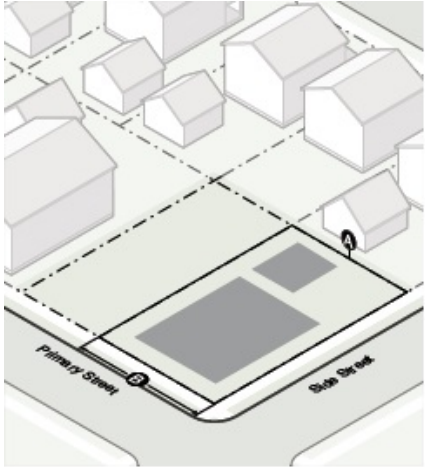


NMU Building Types

(3) Lot Dimensions.

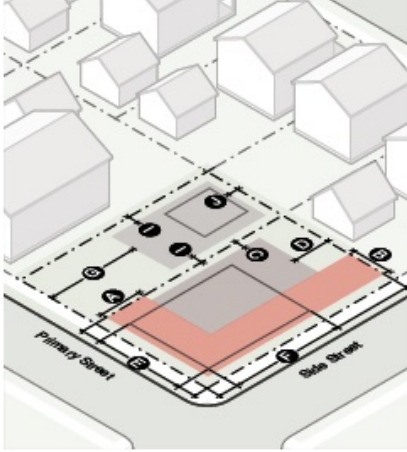
- a. Minimum Lot Size by building type:
 - i. Detached House: 7,000 square feet
 - ii. Duplex: 7,000 square feet
 - iii. Backyard Cottage: 7,000
 - iv. Four-plex: 7,000 square feet
 - v. Townhouse: 1,000 square feet
 - vi. Shopfront House: 7,000 square feet
 - vii. Accessory Building: N/A
- b. Minimum Lot Width:
 - i. Detached House: 60 feet
 - ii. Duplex: 60 Feet.
 - iii. Backyard Cottage: N/A

- iv. Four-plex: 60 feet
- v. Townhouse:
 - (a) Lots that take vehicular access from primary street: 30 feet
 - (b) Lots that do not take vehicular access from primary street: 16 feet
- vi. Shopfront House: 65 feet



NMU Lot Dimensions

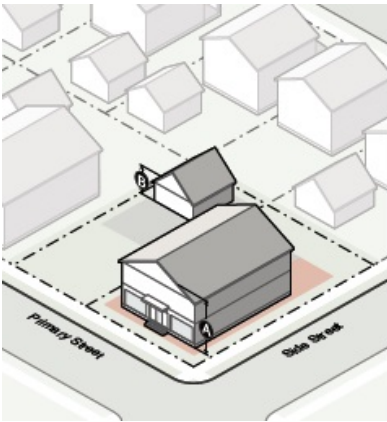
- (4) Maximum hard surface coverage is 70%
- (5) Principal building setbacks.
 - a. Primary Street: 10 ft minimum/30 ft maximum
 - b. Side Street: 10 ft minimum/30 ft maximum
 - c. Side Interior: 5 ft minimum
 - d. Rear: 10 ft minimum
- (6) Build to Zone:
 - e. Building façade in primary street: 50% minimum (% of lot width)
 - f. Building façade in side street: 25% (% of lot width)
- (c) Accessory Structure Setbacks
 - g. Primary Street: 40 ft minimum
 - h. Side Street: 10 ft minimum
 - i. Side Interior: 5 ft minimum
 - j. Rear: 3 ft (Rear if abutting an alley: 4 ft)



NMU Building Placement

(7) Building height.

- a. Principal Building Height: 3 stories/35 ft max
- b. Accessory Building Height: 2 stories/24 ft max



NMU Building Height

20.35.025 Business Professional Mixed Use (BPMU)

(1) Intent. The BPMU district is intended to accommodate mixed use development as well as a mix of uses that are oriented around the existing areas of medical, business professional, and residential uses and structures. Development in this zone is sought at a scale appropriate for uses ranging from single family detached to large medical buildings with larger buildings to be designed to be more compatible with smaller structures. Building type options include: detached house, duplex, backyard cottage, live work, shopfront house, mixed use shopfront, and general building. BPMU zones should be applied in areas in the vicinity of the Tremont medical facilities and near downtown Port Orchard and the Kitsap County Campus on properties designated as Commercial in the comprehensive plan.

(2) Building Types Allowed. The allowed building types for the BPMU zone are as follows:

- a. Detached house (20.32.020)
- b. Duplex (20.32.040-050)
- c. Backyard Cottage (Detached Accessory dwelling unit) (20.32.030)
- d. Attached House (POMC 20.32.070)
- e. Live Work (POMC 20.32.110)
- f. Shopfront House (POMC 20.32.120)
- g. Mixed-Use Shopfront (POMC 20.32.140)
- h. General Building (POMC 20.32.150)
- i. Accessory Buildings (POMC 20.32.010 (16))

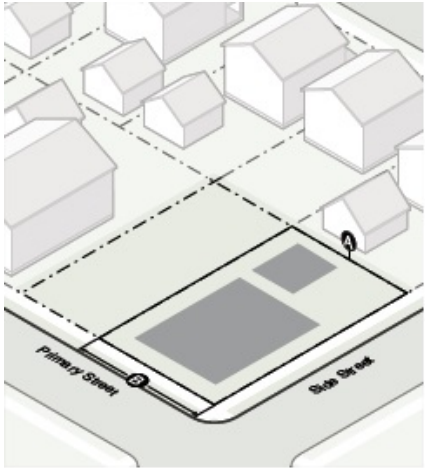


NMU Building Types

(3) Lot Dimensions.

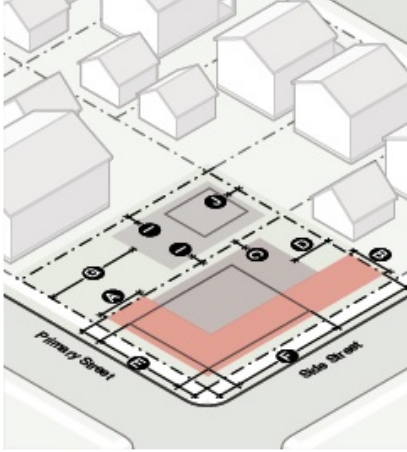
- a. Minimum Lot Size by building type:
 - i. Detached House: 6,000 square feet
 - ii. Duplex: 7,000 square feet
 - iii. Backyard Cottage: 6,000 square feet
 - iv. Attached House: 3,500 square feet
 - v. Live Work: 1,500 square feet
 - vi. Shopfront House: 6,000 square feet
 - vii. Mixed-Use Shopfront: 10,000 square feet
 - viii. General Building: 10,000 square feet

- b. Minimum Lot Width:
 - i. Detached House: 60 feet
 - ii. Duplex: 60 feet Backyard Cottage: N/A
 - iii. Attached House: 30 feet
 - iv. Live Work: 16 feet
 - v. Shopfront House: 60 feet
 - vi. Mixed Use Shopfront: 80 feet
 - vii. General Building: 100 feet



NMU Lot Dimensions

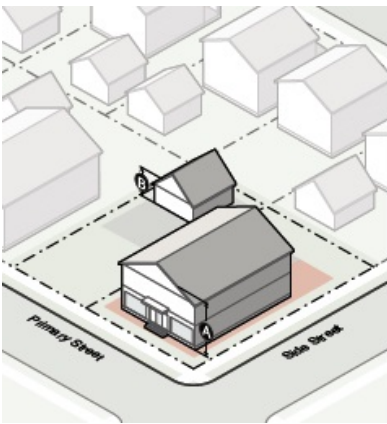
- (4) Maximum hard surface coverage is 75%
- (5) Principal building setbacks.
 - a. Primary Street: 10 ft minimum/30 ft maximum
 - b. Side Street: 10 ft minimum/30 ft maximum
 - c. Side Interior: 5 ft minimum
 - d. Rear: 10 ft minimum
- (6) Build to Zone:
 - e. Building façade in primary street: 50% minimum (% of lot width)
 - f. Building façade in side street: 25% (% of lot width)
- (7) Accessory Structure Setbacks
 - g. Primary Street: 40 ft minimum
 - h. Side Street: 10 ft minimum
 - i. Side Interior: 5 ft minimum
 - j. Rear: 20 ft (Rear if abutting an alley: 4 ft)



NMU Building Placement

(7) Building height.

- a. Principal Building Height (except detached house, duplex, attached house): 3 stories/40 ft max
- b. Accessory Building Height: 2 stories/24 ft max



NMU Building Height

20.35.030 Commercial Mixed-Use (CMU).

(1) Intent. The Commercial Mixed-Use district is intended to accommodate a broader range of residential and non-residential activity than Neighborhood Mixed Use. To promote walkability and compatibility, auto-oriented uses are restricted. Building type options include: townhouse, apartment, live-work, shopfront house, single-story shopfront, mixed-use shopfront and general building. Commercial Mixed Use should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity and may be applied in areas designated commercial in the comprehensive plan.

(2) Building Types Allowed. The allowed building types are as follows:

- a. Townhouse
- b. Apartment
- c. Live-work unit
- d. Shopfront house
- e. Single-story shopfront
- f. Mixed use shopfront
- g. General building



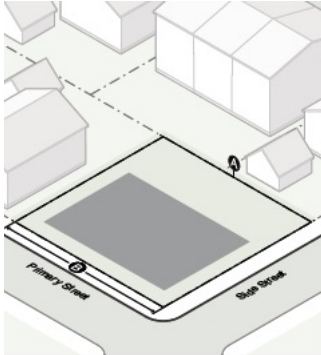
CMU Building Types

(3) Lot Dimensions.

- a. Minimum Lot Size by building type:
 - i. Townhouse: 1,000 square feet
 - ii. Apartment: 5,000 square feet
 - iii. Live-work Unit: 1,000 square feet
 - iv. Shopfront House: 7,000 square feet
 - v. Single-story shopfront: 5,000 square feet
 - vi. Mixed-use shopfront: 5,000 square feet
 - vii. General Building: 5,000 square feet
- b. Minimum Lot Width:
 - i. Townhouse: 16 feet
 - ii. Apartment: 50 feet
 - iii. Live-work Unit: See POMC 20.32.110 (3) (d).
 - iv. Shopfront House: 50 feet
 - v. Single-story shop front: 50 feet

- vi. Mixed-use shopfront: 50 feet
- vii. General Building: 50 feet

(4) Maximum hard surface coverage is 80%.



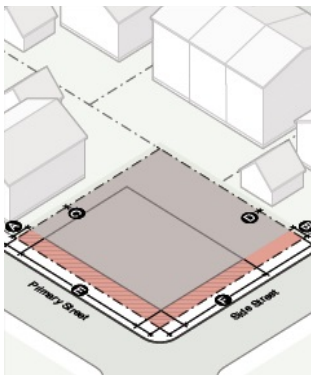
CMU Lot Dimensions

(5) Principal building setbacks.

- a. Primary Street: 0 ft minimum / 10 ft maximum
- b. Side Street: 0 ft minimum / 10 ft maximum
- c. Side Interior: 0 ft minimum
- d. Rear: 20 ft minimum (Rear if abutting an alley: 4 ft minimum)

(6) Build to Zone:

- e. Building façade in primary street: 70% minimum (% of lot width)
- f. Building façade in side street: 30% minimum (% of lot width)



CMU Building Placement

(7) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

- a. Front Yard: Not Allowed
- b. Corner Yard: Not Allowed
- c. Side Yard: Allowed
- d. Rear Yard: Allowed

(8) Building height.

- a. All buildings and structures: 3.5 stories/ 40 ft maximum

- b. TDR height bonuses may be approved in accordance with POMC 20.41.



CMU Building Height

20.35.040 Downtown Mixed Use (DMU).

(1) Intent. The Downtown Mixed-Use district is intended to provide for mixed use, pedestrian-oriented development in downtown. To promote walkability and to encourage street-level retail activity, auto-oriented uses and ground-floor residential uses are restricted. Building type options include live-work, single-story shopfront and mixed-use shopfront. Downtown Mixed Use should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed-use activity in the community and may be applied in areas designated commercial in the comprehensive plan.

(2) Building Types Allowed. The allowed building types are as follows:

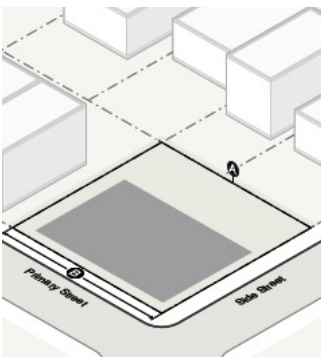
- a. Live-work unit
- b. Single-story shopfront
- c. Mixed-use shopfront



DMU Building Types

(3) Lot Dimensions.

- a. There are no minimum or maximum lot sizes in the DMU district.
- b. There is no minimum lot width in the DMU district.



DMU Lot Dimensions

(4) Maximum hard surface coverage is 100%.

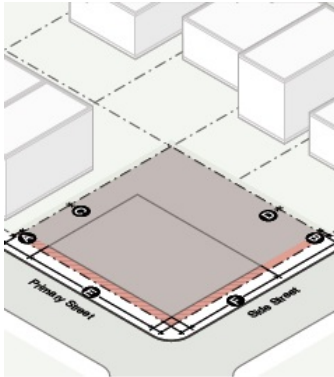
(5) Principal building setbacks.

- a. Primary Street: Not applicable
- b. Side Street: Not applicable

- c. Side Interior: Not applicable
- d. Rear: not applicable

(6) Build to Zone:

- e. Building façade in primary street: 80% minimum (% of lot width)
- f. Building façade in side street: 40% minimum (% of lot width)



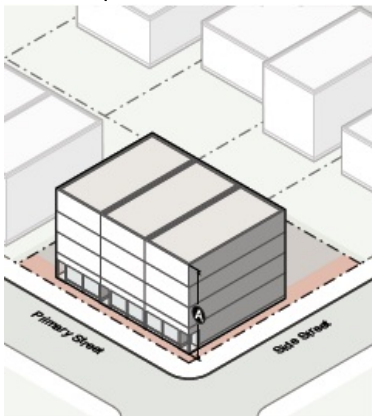
DMU Building Placement

(7) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

- a. Front Yard: Not Allowed
- b. Corner Yard: Not Allowed
- c. Side Yard: Allowed
- Rear Yard: Allowed

(8) Building height:

- a. Maximum building height shall be measured pursuant to the Downtown Height Overlay District (POMC 20.38.600-670.



DMU Building Height

20.35.050 Gateway Mixed Use

(1) Intent. The Gateway Mixed Use district is intended to provide transitional districts in the east and west gateways to downtown Port Orchard. The district allows both mixed use, pedestrian-oriented development such as what is allowed in the GMU district along with other moderately more auto dependent uses. Building type options include townhouse, apartment, live-work, shopfront house,

single-story shopfront, mixed-use shopfront, and general buildings. Gateway Mixed Use should be applied to the east and west of downtown and may be applied in areas designated commercial in the comprehensive plan.

(2) Building Types Allowed. The allowed building types are as follows:

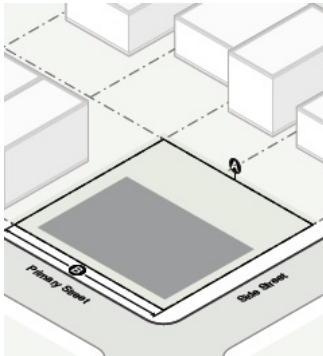
- a. Townhouse
- b. Apartment
- c. Live-work unit
- d. Shopfront house
- e. Single-story shopfront
- f. Mixed-use shopfront
- g. General Building



GMU Building Types

(3) Lot Dimensions.

- c. There are no minimum or maximum lot sizes in the GMU district.
- d. There is no minimum lot width in the GMU district.



GMU Lot Dimensions

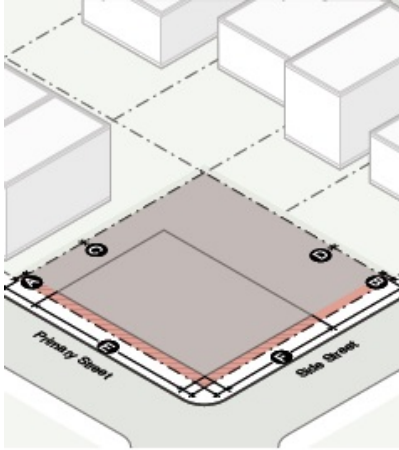
(4) The maximum hard surface coverage is 90%.

(5) Principal building setbacks.

- g. Primary Street: Not applicable
- h. Side Street: Not applicable
- i. Side Interior: Not applicable
- j. Rear: not applicable

(6) Build to Zone:

- k. Building façade in primary street: 80% minimum (% of lot width)
- l. Building façade in side street: 40% minimum (% of lot width)



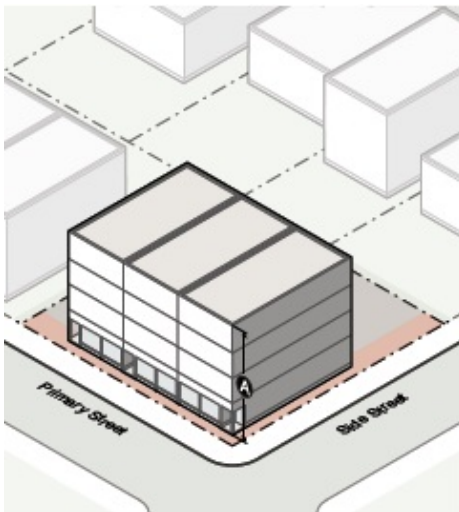
GMU Building Placement

(7) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

- d. Front Yard: Not Allowed
- e. Corner Yard: Not Allowed
- f. Side Yard: Allowed
- Rear Yard: Allowed

(8) Building height:

- a. Maximum building height shall be measured pursuant to the Downtown Height Overlay District (POMC 20.38.600-670).



GMU Building Height

20.35.060 Commercial Corridor (CC)

(1) Intent. The Commercial Corridor district is intended to serve as a commercial gateway and to take advantage of proximity to major roadways. Therefore, the quality and aesthetics of new development is very important. Building type options include live-work units, shopfront house, single-story shopfront, mixed-use shopfront and general building. The Commercial Corridor district should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.

(2) Building Types Allowed. The allowed building types are as follows:

- a. Live-work unit
- b. Shopfront house
- c. Single-story shopfront
- d. Mixed-use shopfront
- e. General building

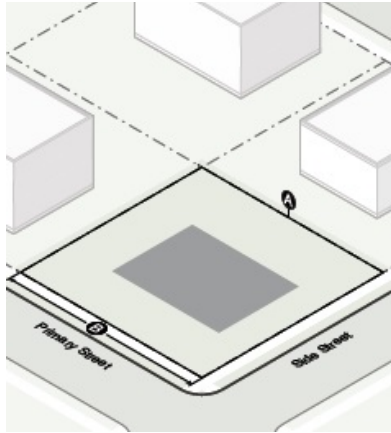


CC Building Types

(3) Lot Dimensions.

- a. Minimum Lot Size by building type:
 - i. Live Work Unit: 1,000 square ft
 - ii. Shopfront House: 5,000 square ft
 - iii. Single Story Shopfront: 5,000 square ft
 - iv. Mixed use shopfront: 5,000 square ft
 - v. General building: 5,000 square ft
- b. Minimum Lot Width:
 - i. Live Work Unit: 25 ft
 - ii. Shopfront House: 50 ft
 - iii. Single Story Shopfront: 50 ft
 - iv. Mixed use shopfront: 50 ft
 - v. General building: 50 ft

(4) Maximum hard surface coverage is 70%.



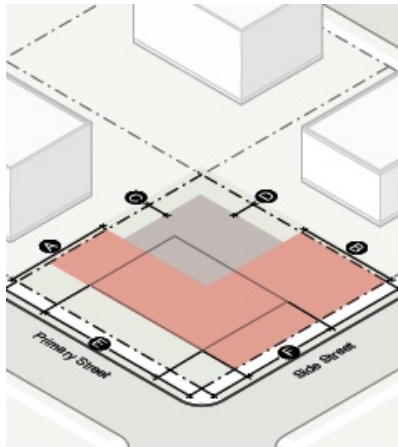
CC Lot Dimensions

(5) Principal building setbacks.

- a. Primary Street: 15 ft minimum (from planned ROW acquisition area) / 50 ft maximum
- b. Side Street: 0 ft minimum / 50 ft maximum
- c. Side Interior: 10 ft minimum
- d. Rear: 10 ft minimum

(6) Build to Zone:

- e. Building façade in primary street: 50% minimum (% of lot width)
- f. Building façade in side street: 25% minimum (% of lot width)



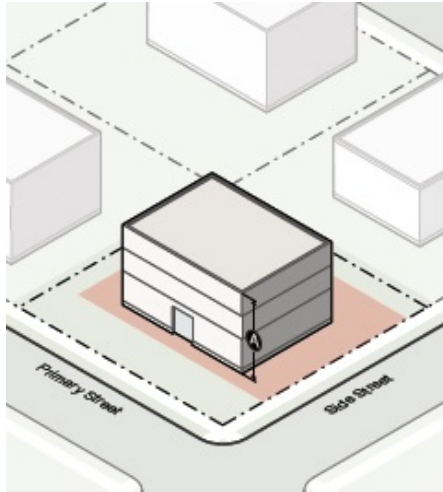
CC Building Placement

(7) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

- a. Front Yard: Not Allowed
- b. Corner Yard: Not Allowed
- c. Side Yard: Allowed
- d. Rear Yard: Allowed

(8) Building height.

- a. All buildings and structures: 3 stories/ 35 ft maximum



CC Building Height

20.35.070 Commercial Heavy (CH)

(1) Intent. Commercial Heavy is intended for auto-oriented and heavy commercial uses. To help ensure compatibility, residential uses are not allowed. Building type options include single-story shopfront and general building. The Commercial Heavy district should be applied in areas where the existing or proposed land use pattern contains a variety of auto-oriented and heavy commercial uses and in areas designated as Commercial in the Comprehensive Plan.

(2) Building Types Allowed. The allowed building types are as follows:

- a. Single-story shopfront
- b. General building

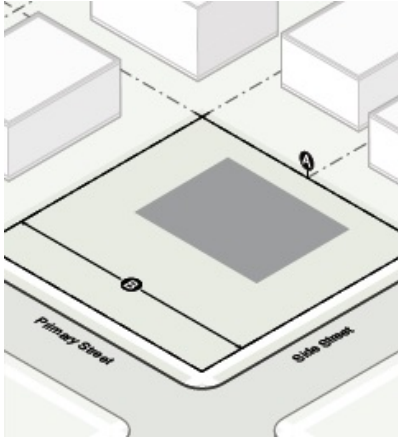


CH Building Types

(3) Lot Dimensions.

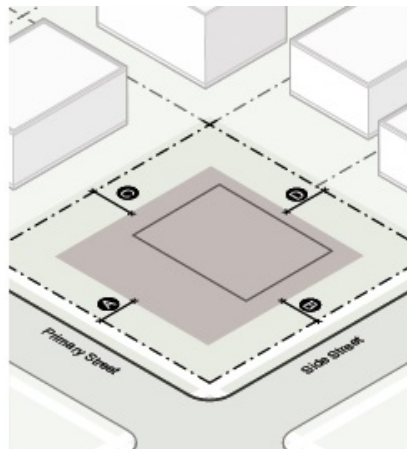
- a. Minimum Lot Size by building type:
 - i. Single Story Shopfront: 7,000 square ft
 - ii. General building: 7,000 square ft
- b. Minimum Lot Width:
 - i. Single Story Shopfront: 70 ft
 - ii. General building: 70 ft

(4) Maximum hard surface coverage is 70%.



CH Lot Dimensions

- (5) Principal building setbacks.
- a. Primary Street: 20 ft minimum (from planned ROW acquisition area)
 - b. Side Street: 20 ft minimum / 50 ft maximum
 - c. Side Interior: 20 ft minimum
 - d. Rear: 20 ft minimum

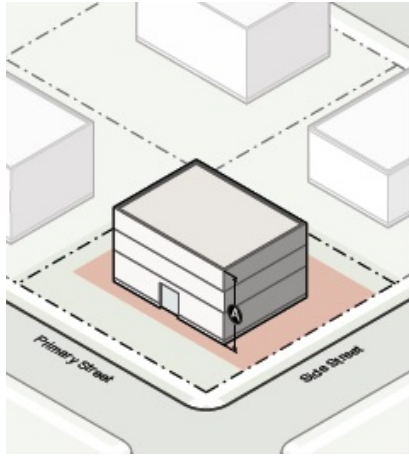


CH Building Placement

(7) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

Front yard	Allowed
Corner yard	Allowed
Side yard	Allowed
Rear yard	Allowed

- (8) Building height.
- a. All buildings and structures: 3 stories/ 35 ft maximum



CH Building Height

20.35.080 Industrial Flex.

(1) Intent. IF is intended to accommodate a variety of light industrial, commercial and residential uses. To help ensure that land is reserved for employment purposes, residential uses are limited to the upper stories. Building type options include live-work, single-story shopfront, mixed use shopfront and general building. IX should be applied in industrial areas where commercial and residential uses are also desired, or where such pattern is desired in the future and in areas where designated as Commercial in the Comprehensive Plan.

2) Building Types Allowed. The allowed building types are as follows:

- a. Live-work unit
- b. Shopfront house
- c. Single-story shopfront
- d. Mixed use building
- e. General building

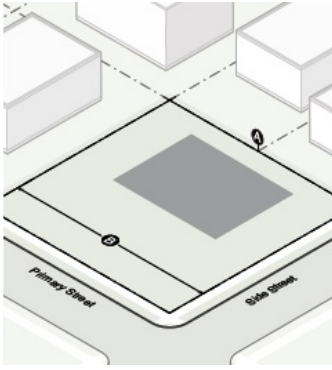


IF Building Types

(3) Lot Dimensions.

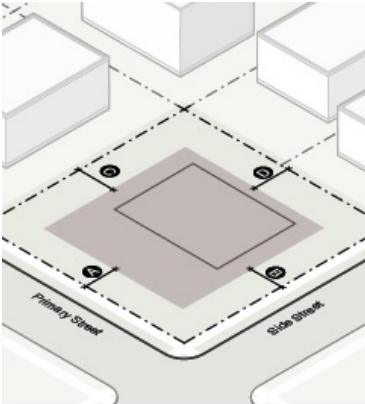
- a. Minimum Lot Size by building type:
 - i. Live Work Unit:
 - ii. Shopfront House: 5,000 square ft
 - iii. Single-story shopfront: 5,000 square ft
 - iv. Mixed-use shopfront
 - v. General building: 7,000 square ft
- b. Minimum Lot Width:
 - i. Live Work Unit:
 - ii. Shopfront House: 50 ft
 - iii. Single-story shopfront: 50 ft
 - iv. Mixed-use shopfront: 50 ft
 - v. General building: 50 ft

(4) Maximum hard surface coverage is 70%.



IF Lot Dimensions

- (5) Principal building setbacks.
- a. Primary Street: 5 ft minimum
 - b. Side Street: 5 ft minimum
 - c. Side Interior: 10 ft minimum
 - d. Rear: 10 ft minimum

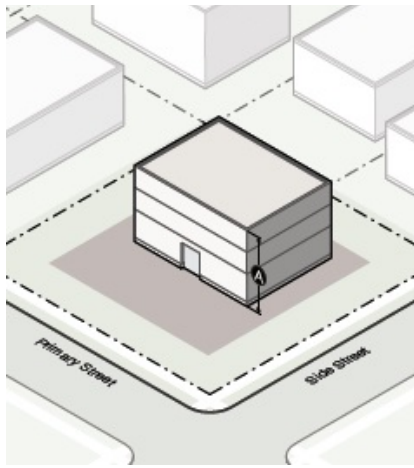


IF Building Placement

(6) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

- a. Front yard: Allowed
- b. Corner yard: Allowed
- c. Side yard: Allowed
- d. Rear yard: Allowed

- (8) Building height.
- a. All buildings and structures: 3 stories/ 35 ft maximum



IF Building Height

CHAPTER 20.36
INDUSTRIAL DISTRICTS

- 20.36.010** **Light Industrial (LI)**
- 20.36.020** **Heavy Industrial (HI)**

20.36.010 **Light Industrial. (LI)**

(1) Intent.

The Light Industrial district is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. The Light Industrial designation should be applied in established light industrial or manufacturing areas or where such land use pattern is desired in the future and in areas designated Industrial in the Comprehensive Plan.

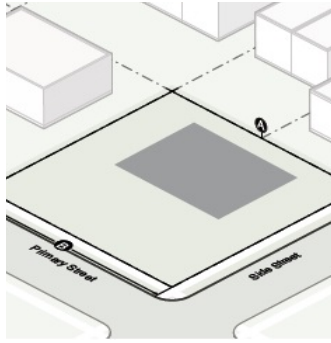
(2) Building Types Allowed. Building types (POMC 20.32) are not applicable in the Light Industrial district.



Light Industrial Buildings

- (3) Lot Dimensions.
- a. Minimum Lot Size by building type: 7,000 square ft
 - b. Minimum Lot Width: 70 ft

(4) Maximum hard surface coverage is 70%

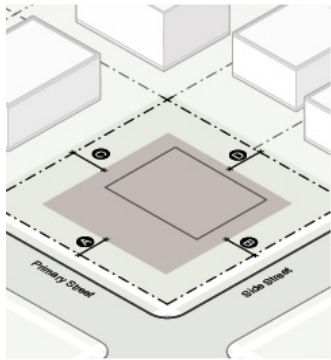


Light Industrial Lot Dimensions

- (5) Principal building setbacks.
 - a. Primary Street: 20 ft minimum
 - b. Side Street: 10 ft minimum
 - c. Side Interior: 10 ft minimum
 - d. Rear: 10 ft minimum

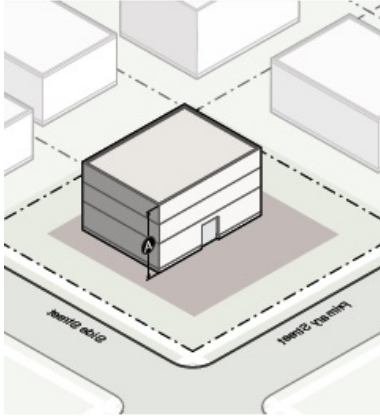
(6) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

- a. Front yard: Allowed
- b. Corner yard: Allowed
- c. Side yard: Allowed
- d. Rear yard: Allowed



Light Industrial Building Placement

- (7) Building height.
 - a. All buildings and structures: 3 stories/ 35 ft maximum



Light Industrial Building Height

20.36.020 Heavy Industrial. (HI)

(1) Intent.

The Heavy Industrial district is intended to accommodate a broad range of high-impact manufacturing or industrial uses that by their nature create a nuisance, and that are not properly associated with or are not compatible with nearby residential or commercial uses. The Heavy Industrial designation should be applied in established heavy industrial areas or where such land use pattern is desired in the future and in areas designated as Industrial in the Comprehensive Plan.

(2) Building Types Allowed. Building types (POMC 20.32) are not applicable in the Heavy Industrial district.

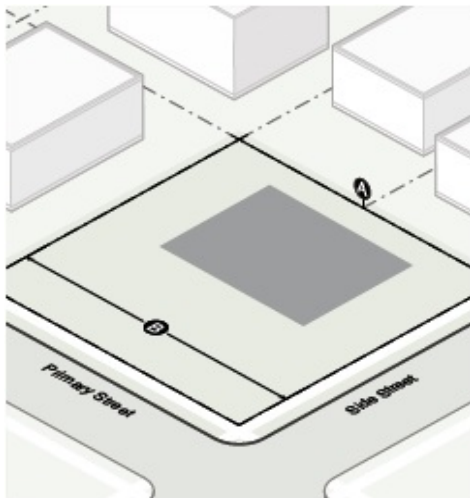


Heavy Industrial Buildings

(3) Lot Dimensions.

- a. Minimum Lot Size by building type: 7,000 square ft
- b. Minimum Lot Width: 70 ft

(4) Maximum hard surface coverage is 70%



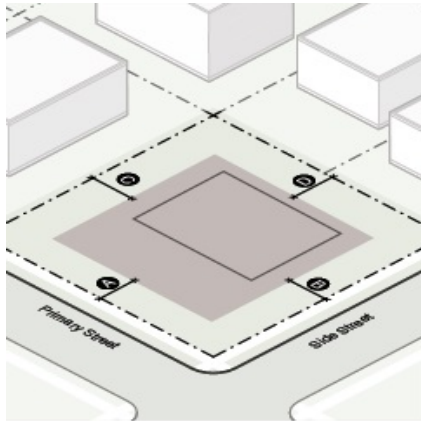
Heavy Industrial Lot Dimensions

(5) Principal building setbacks.

- e. Primary Street: 20 ft minimum
- f. Side Street: 10 ft minimum
- g. Side Interior: 10 ft minimum
- h. Rear: 10 ft minimum

(6) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127):

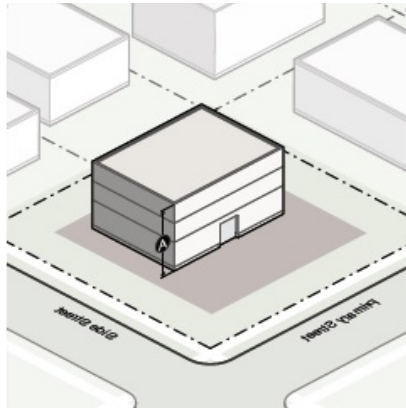
- e. Front yard: Allowed
- f. Corner yard: Allowed
- g. Side yard: Allowed
- h. Rear yard: Allowed



Heavy Industrial Building Placement

(7) Building height.

- a. All buildings and structures: 3 stories/ 35 ft maximum



Heavy Industrial Building Height

CHAPTER 20.37

CIVIC AND OPEN SPACE DISTRICTS

- 20.37.010** **Civic and Institutional (CI)**
- 20.37.020** **Parks and Recreation (PR)**
- 20.37.030** **Public Facilities (PF)**

20.37.010 **Civic and Institutional. (CI)**

(1) Intent.

The Civic and Institutional district is intended to protect for civic uses that serve the surrounding neighborhoods or produce intense civic activities that do not readily assimilate into other zoning districts. Activities may include, but are not limited to, religious facilities, fraternal organizations, and schools. The Civic and Institutional district intends to provide for compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA). The Civic and Institutional district may be applied in any area of the City regardless of Comprehensive Plan designation.

(2) Building Types Allowed. Building types are not applicable in the Civic and Institutional district.

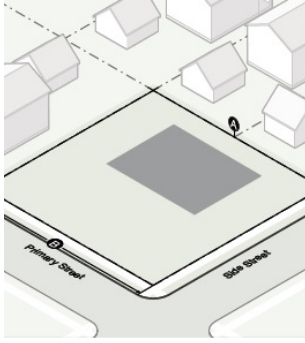


Civic and Institutional Buildings

(3) Lot Dimensions.

- a. Minimum Lot Size by building type: 7,000 square ft
- b. Minimum Lot Width: 70 ft

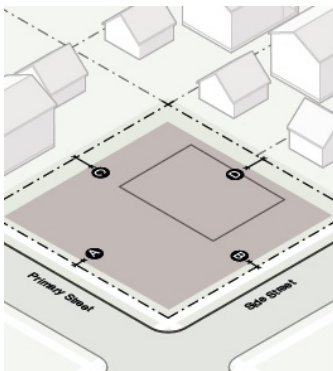
(4) Maximum hard surface coverage is 70%



Civic and Institutional Lot Dimensions

(5) Principal building setbacks.

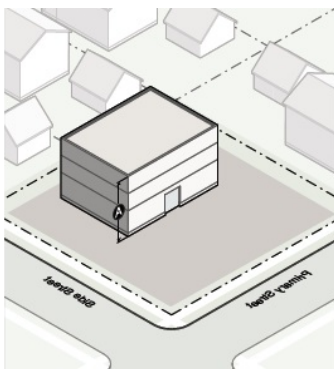
- a. Primary Street: 15 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- b. Side Street: 10 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- c. Side Interior: 10 ft minimum
- d. Rear: 10 ft minimum



Civic and Institutional Building Placement

(6) Building height.

- a. All buildings and structures: 3 stories/ 55 ft maximum



Civic and Institutional Building Height

20.37.020 Parks and Recreation. (PR)

(1) Intent. The Parks and Recreation district is intended to create, preserve and enhance park land to meet the active and recreational needs of residents. The Parks and Recreation district is intended to provide for both improved and unimproved park land. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfield, sport courts, dog parks, and associated accessory facilities such as parking areas and restrooms. The Parks and Recreation district is also intended to accommodate buildings of a public nature such as community and recreation centers. The Parks and Recreation District may be applied in any area of the City regardless of Comprehensive Plan designation.

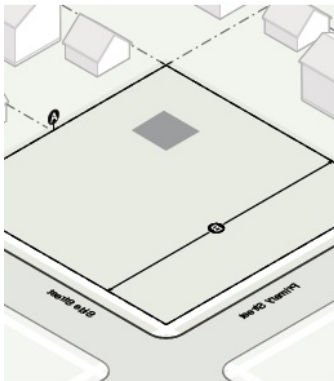
(2) Building Types Allowed. Building types are not applicable in the Parks and Recreation district.



Parks and Recreation Buildings

(3) Lot Dimensions.

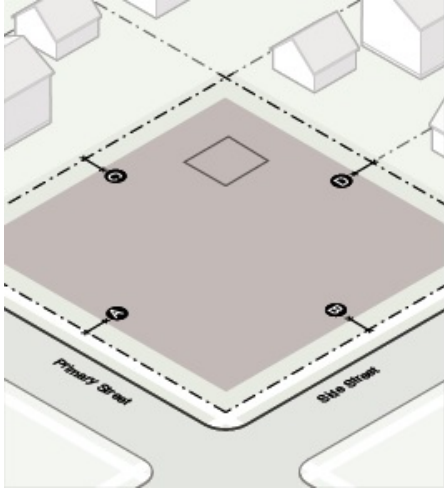
- a. There shall be no minimum lot size within the Parks and Recreation District.
- b. There shall be no minimum lot width within the Parks and Recreation District.



Parks and Recreation Lot Dimensions

(4) Building Setbacks.

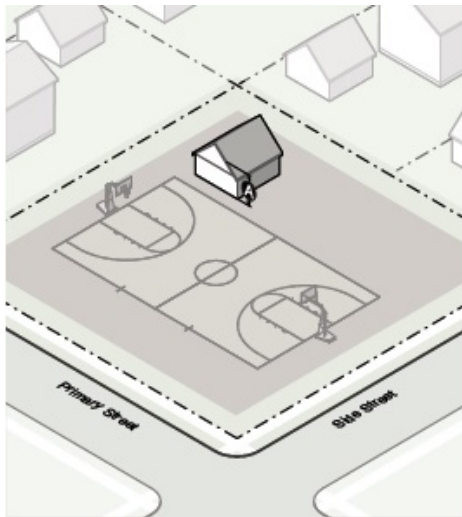
- a. Primary Street: 10 ft minimum
- b. Side street: 10 ft minimum
- c. Side interior: 10 ft minimum
- d. Rear: 10 ft minimum



Parks and Recreation Building Placement

(5) Building height.

- a. All buildings and structures: 35 ft maximum



Parks and Recreation Building Height

20.37.030 Public Facilities (PF)

(1) Intent.

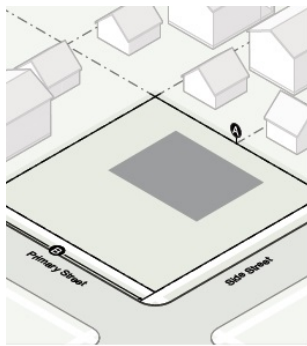
The Public Facilities district is intended to provide for public facility uses that serve the city and which may not readily assimilate into other zoning districts. The Public Facilities district may be applied in any area of the City regardless of Comprehensive Plan designation. The Public Facilities district intends to accommodate buildings of a public nature such as police, fire or EMS stations and government offices.

(2) Building Types Allowed. Building types are not applicable in the Public Facilities district.

(3) Lot Dimensions.

- c. Minimum Lot Size by building type: 7,000 square ft
- d. Minimum Lot Width: 70 ft

(4) Maximum hard surface coverage is 95%



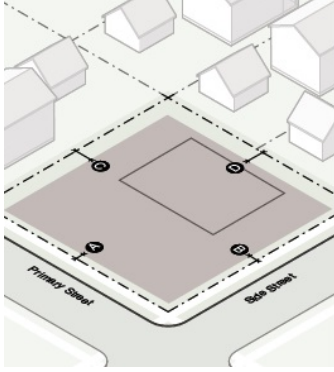
Civic and Institutional Lot Dimensions

(5) Principal building setbacks from ground level up to 40 feet:

- a. Primary Street: 20 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- b. Side Street: 20 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- c. Side Interior: 20 ft minimum
- d. Rear: 20 ft minimum

(6) Principal building setbacks for building areas located higher than 40 feet above the grade plane:

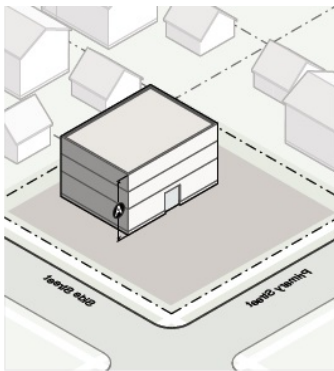
- a. Primary Street: 40 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- b. Side Street: 40 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- c. Side Interior: 40 ft minimum
- d. Rear: 40 ft minimum



Civic and Institutional Building Placement

(6) Building height.

- b. All buildings and structures: 5 stories/ 85 ft maximum (it is recognized that public buildings may have higher per story heights than other building types hence the 85-foot height limit).



Civic and Institutional Building Height

20.38 Overlay Districts

20.38.600 Downtown Height Overlay District (DHOD)

- 20.38.610 DHOD Intent
- 20.38.620 DHOD Applicability
- 20.38.630 DHOD Conflicts
- 20.38.640 DHOD Height Limits
- 20.38.650 DHOD Height Measurement
- 20.38.660 DHOD Variances
- 20.38.670 DHOD Map Amendments

20.38.700 View Protection Overlay District (VPOD)

- 20.38.710 VPOD Intent
- 20.38.720 VPOD Applicability
- 20.38.730 VPOD Conflicts
- 20.38.740 VPOD Height Limits
- 20.38.750 VPOD Height Measurement
- 20.38.760 VPOD Variances
- 20.38.770 VPOD Map Amendments
- 20.38.780 VPOD Landscaping

20.38.600 Downtown Height Overlay District (DHOD)

A Downtown Height Overlay District (DHOD) is hereby established with boundaries to be shown on the City's Zoning Map pursuant to POMC 20.31.

20.38.610 DHOD Intent

The intent of the Downtown Height Overlay District (DHOD) is to protect scenic views on north facing slopes in the vicinity of Sinclair Inlet and Downtown, protect property values, provide access to light, ensure that the scale of development in downtown Port Orchard does not negatively impact the historic character of the community, and otherwise protect the general health, safety, and welfare of the community. The intent of the DHOD is to be achieved by establishing height limits for buildings and by establishing a method of measuring buildings that is different than the methods used elsewhere in this title to recognize the generally sloping characteristics of the overlay district.

20.38.620 DHOD Applicability

No new building or modification of an existing building may be permitted in the DHOD unless it complies with the height limits established in this chapter.

20.38.630 DHOD Conflicts

Where the requirements of this chapter conflict with another chapter, the more restrictive requirement shall control.

20.38.640 DHOD Height Limits

- (a) DHOD Height Zones Established. Within the DHOD as shown on the Zoning Map, there are four different DHOD height zones with height limits established as follows:
- (1) DHOD 2: 28 feet – 2 Stories
 - (2) DHOD 3: 38 feet – 3 Stories
 - (3) DHOD 4: 48 feet – 4 Stories
 - (4) DHOD 5: 58 feet – 5 Stories
- (b) DHOD Height Bonus: A ten-foot (one story) height bonus not to exceed 20,000 feet in area may be granted to exceed the applicable maximum height provided in 20.38.640 (a) (1) if the applicant agrees to construct and operate (or lease to an operator) a grocery store in the same building for which the bonus is sought, with the grocery store space measuring at least 10,000 square feet in area. In addition to the 20,000-square foot bonus limit, the area of this additional ten feet of building height shall not exceed 95% of the area of the floor immediately below this bonus height (floor). Any height bonus shall require a development agreement between the developer and the city that provides assurances to the City guaranteeing that the ground floor commercial space will be developed and operated as a grocery store upon project completion.
- (c) DHOD Height Zone Map. The height zones described in this section shall be applied as reflected on the DHOD Height Zone Map as shown in figure 1.



Figure 1: DHOD Height Zone Map

20.38.650 DHOD Height Measurement

- (1) Building heights shall be measured one of two ways based on whether the parcel to be developed abuts Bay Street or whether it does not abut Bay Street.

- a. Building heights for lots abutting Bay Street shall be measured from the average grade of the property line that abuts Bay Street rather than from the grade plane as defined in POMC 20.12 (see “building height” and “grade plane.”)
- b. Building heights for lots not abutting bay street shall be measured in accordance with the definition of building height as found in POMC 20.12.

20.38.660 DHOD Variances

Property owners may seek variances from the building height standards imposed under the DHOD pursuant to POMC 20.28 Variances.

20.38.670 DHOD Map Amendments

Property owners seeking to modify the boundaries of the DHOD or the DHOD Height Zone Map in Section 20.38.040 (c) (Figure 1) may do so by site-specific rezone pursuant to POMC 20.42 Site-Specific Rezones.

20.38.700 View protection overlay district (VPOD).

A View Protection Overlay District is hereby established to include certain property as shown on Figure 2 below.

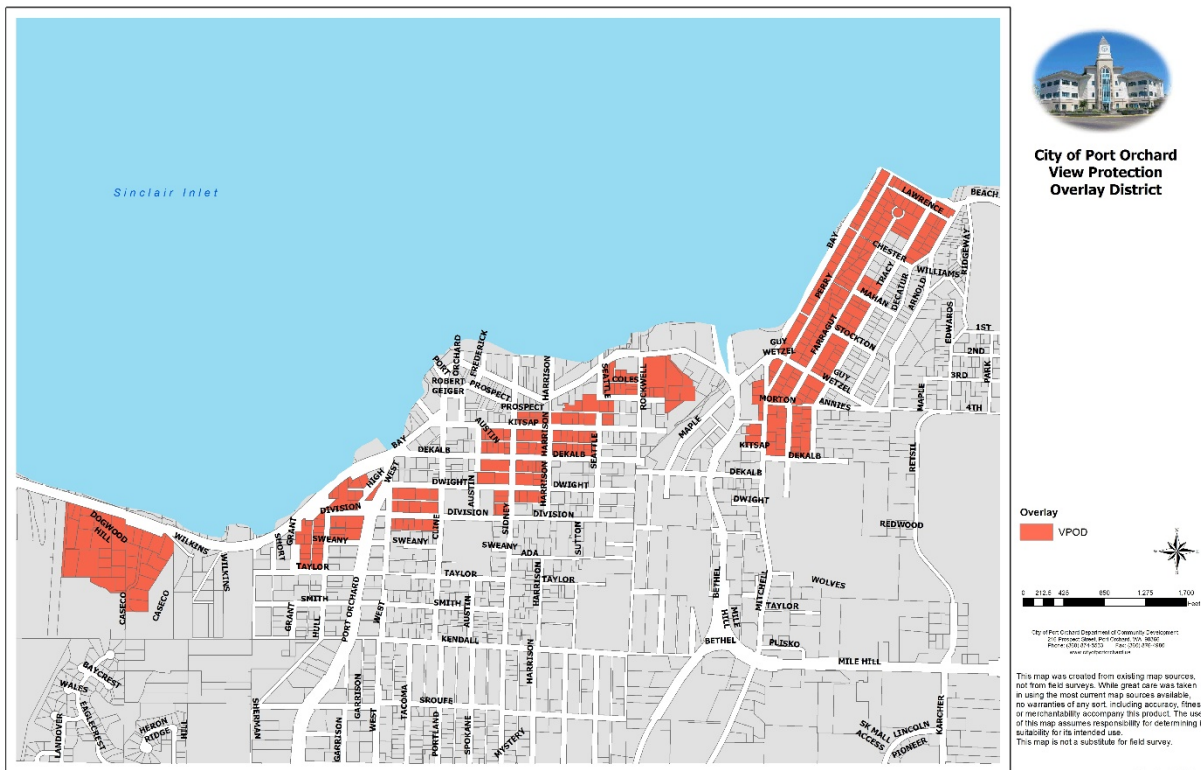


Figure 2: View Protection Overlay District included parcels.

20.38.710 VPOD Intent

The intent of the View Protection Overlay District (VPOD) is to protect scenic views on north facing slopes in the vicinity of Sinclair Inlet, protect property values, provide access to light, and otherwise protect the general health, safety, and welfare of the community. The intent of the VPOD is to be achieved by establishing height limits for buildings and by establishing a method of measuring buildings that is different than the methods used elsewhere in this title to recognize the generally sloping characteristics of the overlay district.

20.38.720 VPOD Applicability

No new building or modification of an existing building may be permitted in the VPOD unless it complies with the height limits established in this chapter.

20.38.730 Conflicts

Where the requirements of this chapter conflict with another chapter, the more restrictive requirement shall control.

20.38.740 VPOD Height Limits

Building heights in the VPOD shall be restricted by building type as follows:

Detached House: 15 Feet
Backyard Cottage: 15 Feet
Cottage Court: 15 Feet
Duplex: Side by Side: 15 Feet
Duplex: Front to Back: 15 Feet
Attached House: 15 Feet
Four Plex: 15 Feet
Townhome: 15 Feet
Apartment: 15 Feet
Live Work: 15 Feet
Shopfront House: 15 Feet
Single Story Shopfront: 15
Mixed Use Shopfront: 27
General Building: 27
Accessory Building: 15

20.38.750 VPOD Height Measurement

Building height in the VPOD shall be measured from the average uphill property line elevation rather than from the grade plane as described in POMC 20.12 Definitions (see definitions for “building height” and “grade plane.”)

20.38.760 VPOD – Variances

Property owners may seek variances from the building height standards imposed under the VPOD pursuant to POMC 20.28 Variances.

20.38.770 VPOD Map Amendments

Property owners seeking to modify the boundaries of the VPOD may do so by site-specific rezone pursuant to POMC 20.42 Site-Specific Rezones.

30.38.080 VPOD Landscaping

When landscaping (excluding street trees in the right of way) is required as a condition of development on a project located within the VPOD, plant selections as reflected on a landscaping plan shall not exceed a height of 15 feet as measured from the average elevation of the uphill property line based on the expected mature height of the plants selected. The preparer of a landscaping plan for a project within the VPOD shall provide information on the expected mature plant heights for all species proposed to be planted pursuant to that landscaping plan.

20.39 Zoning Designation Provisions
Article I Introduction to Zoning Designations and Provisions

20.39.010 Use Classification

20.39.020 Use Table Key

20.39.010 Use Classification

(a) Classification of Uses

- (1) Organization of Use Tables. The use table in Article II of Chapter 20.39 is organized into principal uses, accessory uses, and temporary uses.
- (2) Principal Uses.
 - i. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use categories provide a systematic basis for assigning uses to appropriate categories with other, similar uses. Use categories classify principal uses and activities based on common functional, product, or physical characteristics.
 - ii. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Director has the responsibility for categorizing all uses.
 - iii. The allowed use tables in POMC 20.39 Article II establishes permitted uses by district. No building or lot may be used except for a purpose permitted in the district in which it is located.
 - iv. Use Definitions and standards for permitted principal uses are specified in POMC 20.39 Articles III through VII.
- (3) Accessory Uses.
 - i. An accessory use is any use that is subordinate in both purpose and size, incidental to and customarily associated with a permitted principal use located on the same lot.
 - ii. The allowed use tables in POMC 20.39 Article II establishes permitted accessory uses by district. Standards for allowed accessory uses are specified in POMC 20.39 Article VIII.
- (4) Temporary Uses.
 - i. A temporary use is a use that is in place for a limited period of time only. Temporary uses are specified in POMC 20.39 Article IX.
- (5) Principal Uses Not Listed.
 - i. A principal use not specifically listed is prohibited unless the director determines the use to be part of the use category as described below.
 - ii. The Director is responsible for categorizing all principal uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Director may consider the proposed use as part of that category. When determining whether a proposed use is similar to a listed use, the Director must consider the criteria in POMC 20.39.010 (a) (6). Determinations whether a proposed principal use is a similar use may be made using the process found in POMC 20.10. The Director shall determine whether a code interpretation for a proposed principal use shall require a code interpretation pursuant to POMC 20.10.

- iii. Where a principal use not listed is found by the Director not to be similar to any other use category, the use is only permitted following a code amendment (see POMC 20.06).

(6) Criteria for determining whether a proposed use is a similar use:

- i. The actual or projected characteristics of the proposed use;
- ii. The relative amount of site area or floor area and equipment devoted to the proposed use;
- iii. Relative amounts of sales;
- iv. Relative number of employees;
- v. Hours of operation;
- vi. Building and site arrangement;
- vii. Types of vehicles used and their parking requirements;
- viii. The number of vehicle trips generated;
- ix. How the proposed use is advertised;
- x. The likely impact on surrounding properties; and
- xi. Whether the activity is likely to be found independent of the other activities on the site;

(7) Accessory Uses Not Listed.

- i. An accessory use not listed is prohibited unless the Director determines that the accessory use meets the criteria listed in POMC 20.39.010 (a) (8).
- ii. Determinations whether a proposed accessory use is a similar use may be made using the process found in POMC 20.10. The Director shall determine whether a code interpretation for a proposed accessory use shall require a code interpretation pursuant to POMC 20.10.
- iii. Where a principal use not listed is found by the Director not to be similar to any other use category, the use is only permitted following a code amendment (see POMC 20.06).

(8) Criteria for determining whether a proposed accessory use may be permitted. The Accessory use may be permitted when the Director determines the proposed accessory use:

- i. Is clearly incidental to and customarily found in connection with an allowed principal use;
- ii. Is subordinate to an serving an allowed principal use;
- iii. Is subordinate in area, extent, and purpose to the principal use served;
- iv. Contributes to the comfort, convenience or needs of the occupants, business or industry in the principal use served; and
- v. Is located on the same lot as the principal use served.

(b) Use Table Key.

- (1) Permitted Use (P). Indicates a use is permitted in the respective district. The use is also subject to all other requirements of this code.
- (2) Conditional Use (C). Indicates that the use may be permitted in the respective district only after issuance of a Conditional Use Permit in accordance with POMC 20.50. Conditional uses are subject to all other applicable requirements of the code, including applicable use standards, except whether the use standards are specifically modified are part of the approval process.
- (3) Use Not Permitted (--). Indicates that a use is not permitted in the respective district.

**CHAPTER 20.39
USE TABLE**

Sections:

- 20.39.010** **Establishment of uses.**
- 20.39.020** **Use table key.**
- 20.39.030** **Use table.**

20.39.010 **Establishment of uses.**

The use of a property is defined by the activity for which the building or lot is intended, designed, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of this title. All applicable requirements of this title, or other applicable state or federal requirements, shall govern a use located within the Port Orchard incorporated area.

20.39.020 **Use table key.**

Permitted Use (P)

Indicates a use is permitted in the respective zoning district. The use is also subject to all other applicable requirements of this code.

Conditional Use (C)

Indicates a use may be permitted in the respective zoning district only after a conditional use permit has been issued per Chapter 20.50. Conditional uses are subject to all other applicable requirements of this Title, including any applicable use standards, except where the use standards are expressly modified in the conditional use permit.

Use Not Permitted (–)

Indicates that a use is not permitted in the respective zoning district.

20.39.020 Use table.

(Gray shading separates categories into Residential, Commercial & Industrial, & Civic/Parks)

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Residential Uses																						
All household living, as listed below:																						
Single-family detached (including new manufactured homes)	P	P	P	--	--	P	P	P	P	--	--	--	P	--	--	--	--	--	--	--	--	20.39.600-615
Designated Manufactured Home, Manufactured or Mobile Home (except for new manufactured homes)	P	P	P	--	--	P	P	P	P	--	--	--	P	--	--	--	--	--	--	--	--	20.39.600-615
Two-family	--	P	P	--	--	P	--	P	P	--	--	--	P	--	--	--	--	--	--	--	--	20.39.600-615
Single-family attached (2 units)	--	P	P	--	--	P	--	P	P	--	--	--	P	--	--	--	--	--	--	--	--	20.39.600-615
Single-family attached (3 or 4 units)	--	--	P	P	P	P	--	P	P	P	P	P	P	P	--	P	--	--	--	--	--	20.39.600-615
Single-family attached (5 or 6 units)	--	--	P	P	P	P	--	P	P	P	P	P	P	P	--	P	--	--	--	--	--	20.39.600-615
Multi-family (3 or 4 units)	--	--	P	P	P	--	--	P	P	P	P	P	P	P	--	P	--	--	--	--	--	20.39.600-615
Multi-family (5 or more units)	--	--	P	P	P	--	--	P	P	P	P	P	P	P	--	P	--	--	--	--	--	20.39.600-615
Manufactured or Mobile Home Park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20.39.600-615
Boarding House	--	--	--	C	C	--			C			P	C									
Congregate Living Facilities	--	--	C	C	C				C			P	C									
Lodging House	--	--	C	C	C				C			P	C									
Group home (up to 8 residents), except as follows:	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	--	--	--	--	--	--	20.39.600-615
Adult Family Home	P	P	P			P	P	P	P				P									
All group living (9 or more residents)	--	--	--	C	C	--	--	P	C	P	C	--	P	P	--	--	--	--	--	--	--	20.39.610
All social service	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P					20.39.615
Public Uses																						
All civic uses, as listed below:																						
Community college, university, trade or technical school (8,000 square feet or less).	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	20.39.405

Commented [NB1]: Restricted to upper story?

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Community college, university, trade or technical school (more than 8,000 square feet).	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	-	C	20.39.405
Club or lodge	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	P	-	-	20.39.405
Public use	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	20.39.405
Museum, library	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	P	20.39.405
Place of worship	C	C	C	C	C	-	-	-	-	P	-	P	P	P	-	-	-	-	P	-	-	20.39.405
School (K-12)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	20.39.405
Jail or Detention Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	20.39.405
All open space and park uses, as listed below:																						
Cemetery	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	20.39.410
Golf course	C	C	C	-	-	C	-	-	-	-	-	-	-	C	-	-	-	-	-	P	P	20.39.410
Park, recreation field	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	20.39.410
All utilities, as listed below:																						
Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.39.415
Major utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	20.39.415
Wireless telecommunication facility, as listed below																						
Amateur radio operator Tower	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.39.420
Wireless telecommunication tower	C	C	C	C	C	C		C	C	C	C	C	C	P	P	P	P	P	P	-	-	20.39.420
Building-mounted wireless telecommunication facility	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	20.39.420
Small cell wireless facility	C	C	C	C	C	C	-	C	C	C	C	C	C	C	P	P	P	P	P	C	P	20.39.420
Commercial Uses																						
All day care, as listed below:																						
Family day care (6 children or fewer)	P	P	P	-	-	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	20.39.505
Group day care (7 to 12)	C	C	C	-	-	C	C	C	P	P	-	P	P	P	-	-	-	-	-	-	-	20.39.505

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Day care center (13 or more)	--	--	--	--	--	--	--	C	C	C	--	P	C	P	P	--	--	--	--	--	--	20.39.505
All indoor recreation, except as listed below:	--	--	--	--	--	--	--	--	C	P	C	P	--	P	P	--	--	--	--	C	--	
Shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	C	20.39.510
Special event facility	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	C	C	C	20.39.510
Commercial Entertainment, except as follows:	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	--	
Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	20.39.515
All outdoor recreation, except as listed below:	--	--	--	--	--	--	--	--	C	C	P	--	P	P	--	--	--	--	--	C	C	
Campground, travel trailer park, RV park (does not include mobile home park)	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	C	C	20.39.530
Horse stable, riding academy, equestrian center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	20.39.530
Shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	20.39.530
Marina (upland areas)	--	--	--	--	--	--	--	--	--	C	C	--	C	C	C	C	C	C	C	C	C	20.39.575
All overnight lodging, as listed below:																						
Level 1: Vacation rentals or similar short-term house/room rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	20.39.535
Level 2: Bed and breakfast (up to 6 rooms)	C	C	C	--	--	C	C	--	P	--	--	--	P	--	--	--	--	--	--	--	--	20.39.535
Level 3: Hostel	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	20.39.535
Level 4: Motel	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	20.39.535
Level 5: Hotel										P	P	P	--	P	P							20.39.535
All medical, except as listed below:	--	--	--	--	--	--	--	--	C	C	P	P	P	P	P	P	--	--	--	--	P	
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	--	C	20.39.520
All office, except as listed below:	--	--	--	--	--	--	--	C	C	P	P	P	P	P	P	P	--	--	--	--	--	
Bail bonds	--	--	--	--	--	--	--	--	--	C	C	C	C	P	P	--	--	--	--	--	--	20.39.525
Surface parking: commercial parking, commuter lease parking or park and ride, remote parking	--	--	--	--	--	--	--	--	--	C	C	P	P	P	P	P	P	--	P	--	C	20.39.540

Commented [NB2]: Above ground floor.

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Commercial parking garage – standalone	--	--	--	--	--	--	--	--	--	C	C	C	C	P	P	P	--	--	--	--	C	20.39.540
All personal service, except as listed below:	--	--	--	--	--	--	--	C	C	P	C	P	P	P	P	C	--	--	--	--	--	
Funeral home	--	--	--	--	--	--	--	--	--	P	--	P	P	P	P	--	--	--	--	--	--	20.39.545
Crematorium	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	--	--	20.39.545
Indoor animal care	--	--	--	--	--	--	--	--	C	P	--	P	--	P	P	P	--	--	--	--	--	20.39.550
Outdoor animal care	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	C	--	--	20.39.555
Animal shelter or adoption center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	--	--	20.39.550-555
Business services	--	--	--	--	--	--	--	C	P	P	P	P	P	P	P	P	--	--	C	--	--	20.39.570
All restaurants except as listed below:	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	
Food truck	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	P	--	--	20.39.562
All retail sales, as listed below:																						
Retail establishment (up to 5,000 gross floor area)	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	P	--	--	20.39.565
Retail establishment (5,001 - 15,000 gross floor area)	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	--	--	--	--	20.39.565
Retail establishment (15,001 - 50,000 gross floor area)	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	P	--	--	--	--	--	20.39.565
Retail establishment over (50,000 gross floor area)	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	--	--	--	--	20.39.565
Recreational marijuana sales	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	--				20.64
Convenience store with fuel pumps	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	20.39.565
Convenience store without fuel pumps	--	--	--	--	--	--	--	C	C	C	--	--	--	P	P	P	--	--	P	--	--	20.39.565
Fuel pumps and sales without convenience store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	
All vehicle and tool/construction equipment sales and rental, as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Light vehicle and light tool or construction equipment sales and rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	20.39.565
Heavy vehicle and heavy tool or construction equipment sales and rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	20.39.565
All vehicle service and repair, as listed below:																						
Car wash	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	20.39.625
Vehicle service and repair, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	20.39.640
Vehicle service and repair, major	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	20.39.645
Vehicle service and repair, commercial vehicle	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	20.39.650
Industrial Uses																						
All heavy industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	20.39.605
All light manufacturing, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	
Commercial laundry, dry cleaning or carpet cleaning facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	20.39.610
Brewery, Distillery under 5,000 square feet											P	P			P	P						
Brewery, Distillery 5,001-15,000 square feet											C	C			C	P	P					
Brewery, Distillery over 15,000 square feet																	P	P				
Craft shop	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	P	P	P	--	--	--	20.39.610
Food and beverage processing, boutique (area used for processing less than 3,000 SF)	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	P	P	P	--	--	--	20.39.610
Food and beverage processing, industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	20.39.610
Recreational marijuana production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	20.64
All research and development	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	--	--	--	20.39.615

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Resource extraction – mining, dredging, raw mineral processing, except:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	20.39.620
Timber harvesting in the absence of concurrent development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Sand and Gravel Mining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Stockpiling of sand, gravel or other aggregate materials	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--	P	20.39.620
Sheet metal, welding, machine shop, tool and equipment manufacturing, vehicle painting facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	--	--	P	20.39.610
All warehouse, storage and distribution, as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	--	--	--	
Enclosed storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	--	20.39.655
Self-service storage, mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	20.39.655
All waste-related service, including sewage treatment facilities, decant facilities and recycling centers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	20.39.660
Recreational marijuana processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	20.64
Agricultural Uses																						
All agriculture, as listed below:																						
Agricultural processing, excluding marijuana processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	--	--	20.39.705
Community garden	P	P	P	P	P	P	--	P	P	P	--	--	--	--	--	--	--	--	--	P	P	20.39.705
Nursery	--	--	--	--	--	--	P	--	--	--	--	--	--	P	P	P	P	--	--	--	--	20.39.705
Winery	--	--	--	--	--	--	C	--	C	C	C	--	--	P	P	P	P	--	--	--	--	20.39.705
Accessory Uses																						
Accessory uses not otherwise listed below, as determined by the [Administrator]:																						
Accessory apartment, attached dwelling	P	P	P	--	--	P	P	--	--	--	--	--	P	--	--	--	--	--	--	--	--	20.39.805
Backyard cottage dwelling	P	P	P	--	--	P	P	--	--	--	--	--	P	--	--	--	--	--	--	--	--	20.39.805

Use Category Specific Use	R1	R2	R3	R4	R5	R6	GB	RMU	NMU	CMU	DMU	GMU	BPMU	CC	CH	IF	IL	IH	CI	PR	PF	Definition/ Standards
Drive-thru facility	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	20.39.870
Home occupation	P	P	P	P	P	P	P	P	P	--	--	--	--	P	--	--	--	--	--	--	--	20.39.830
Home business	P	P	P	--	--	P	P	--	--	--	--	--	--	P	--	--	--	--	--	--	--	20.39.835
Livestock keeping	P	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20.39.845
Outdoor display	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	--	20.39.850
Outdoor storage as listed below:																						
Low-impact	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	20.39.855
High-impact	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	20.39.855
Self-Storage as accessory use to Apartment Building	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20.39.860
Vehicle service and repair, accessory to a residential use	P	P	P	P	P	P	P	P	--	--	--	--	--	P	P	--	--	--	--	--	--	20.39.900
Park as accessory use to residential development	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	
Medical marijuana cooperative	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	Ch. 20.64

Key: P = Permitted Use C = Conditional Use -- = Use Not Permitted