

Current Land Use Codes of Commercial and Industrial Zones in Jefferson County, Washington

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The following tables show the current land use codes of commercial and industrial lands in Jefferson County as coded in the Assessor's database on October 14, 2002. Land shown on the parcel map as roads, water, and right of ways was not included in the analysis. There are about 84 acres of such land in the Table 1 analysis area. The Heavy Industrial Zone (paper mill) was also not included in the analysis.

The land use codes are from the property assessment database and should be used with caution for non-assessment purposes. For example, a ten acre parcel with a house would be assigned a code of 1100 even though much of the parcel could still be considered available for commercial use.

Table 1 shows the current land use codes for the following zones: Convenience Crossroads, Neighborhood/Visitor Crossroads, General Crossroads, Forest Resource Based Industrial, Glen Cove Light Industrial/Commercial, Light Industrial, MPR-Village Commercial Center, and Rural Village Center.

Table 2 shows the current land use codes for the same zones as Table 1 but excludes the Forest Resource Based Industrial zones. This is the base table for commercial and industrial areas in east Jefferson County.

Table 3 shows the current land use codes for the Glen Cove Light Industrial/Commercial area.

Table 4 shows the current land use codes for the Brinnon Rural Village Center.

Table 5 shows the current land use codes for the Tri-Area commercial areas which include the Port Hadlock Rural Village Center, Ness' Corner General Crossroad, and Irondale Corner General Crossroad.

Table 6 shows the current land use codes for the Quilcene commercial areas which includes the Rural Village Center and the Light Industrial Zone.

Table 7 shows the current land use codes for the Chimacum Neighborhood Crossroad.

Table 8 shows the current land use codes for the State Route 19/20 General Crossroad.

Table 9 shows the current land use codes for the Four Corners Neighborhood Crossroad.

Table 10 shows the current land use codes for the Discovery Bay Neighborhood Crossroad.

Table 11 shows the current land use codes for the Nordland Community Crossroad.

Table 12 shows the current land use codes for the Mats Mats Neighborhood Crossroad.

Table 13 shows the current land use codes for the Port Ludlow Village Community Center.

Table 14 shows the current land use codes for the Beaver Valley Community Crossroad.

Table 15 shows the current land use codes for the Wawa Point Community Crossroad.

Table 16 shows the current land use codes for the Gardiner Neighborhood Crossroad.

Table 17 shows the total acreage figures for the zones included in the analysis.

TABLE 1 - ALL COMMERCIAL/INDUSTRIAL ZONES

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
8300 - FOREST LAND (designated)	120.91	19.74%
9100 - VACANT LAND	109.69	17.90%
1101 - MOBILE HOMES (owns mobile & land)	65.32	10.66%
1100 - HOUSES (single units, non-farm)	61.36	10.02%
6375 - MINI-STORAGE	36.46	5.95%
2400 - MILLS	26.80	4.38%
6300 - BUSINESS SERVICES (real estate, insurance)	17.00	2.77%
6000 - COMMERCIAL BANKS, OFFICES, SERVICES	13.46	2.20%
5900 - OTHER RETAIL	11.44	1.87%
5200 - LUMBER, HARDWARE, FARM SUPPLIES	11.38	1.86%
6400 - REPAIR SERVICES (auto, r.v.)	9.94	1.62%
5969 - OTHER FARM/GARDEN SUPPLY NEC	8.68	1.42%
5370 - MALLS, SHOPPING CENTERS	7.95	1.30%
6600 - CONSTRUCTION	7.81	1.27%
8100 - OPEN SPACE (Ag., Open, Timber)	7.17	1.17%
5300 - GENERAL MERCHANDISE	6.93	1.13%
5800 - RESTAURANTS	6.37	1.04%
9800 - GARAGES, SHEDS (out-buildings only)	6.20	1.01%
7500 - RESORTS, R.V. PARKS	5.56	0.91%
5360 - CONVENIENCE MARTS(GAS,GROCERIES,FAST FOOD)	5.04	0.82%
5530 - GASOLINE SERVICE STATIONS	4.89	0.80%
2450 - WOOD PRODUCTS (other)	4.82	0.79%
1600 - HOTELS/MOTELS (includes Bed & Breakfast)	4.69	0.77%
5000 - COMMERCIAL (incl. res.)	4.60	0.75%
3443 - SHIP/BOAT BUILDING	4.57	0.75%
6900 - MISC. SERVICES (civic organizations)	3.80	0.62%
6730 - POSTAL SERVICES	3.72	0.61%
6200 - PERSONAL SERVICES (laundry, beauty parlors)	3.64	0.59%
5400 - GROCERY STORES	3.54	0.58%
5100 - MULTI-FLOOR BUILDINGS (APTS/OFFICES UPSTAIRS, FIRST FLOOR	3.16	0.52%
6500 - PROFESSIONAL SERVICES (doctors, lawyers)	2.63	0.43%
1500 - MOBILE HOME PARKS	2.57	0.42%
5192 - PETROLEUM BULK	2.36	0.38%
6722 - FIRE PROTECTION	1.85	0.30%
8900 - FORESTRY SERVICE BUILDINGS	1.75	0.29%
3432 - ELECTRICAL INDUSTRIAL APPARATS	1.66	0.27%
5500 - AUTO, MARINE SALES	1.50	0.24%
6800 - EDUCATIONAL SERVICES	1.28	0.21%
1104 - MOBILE HOMES (LAND ONLY -mobile home site)	1.07	0.17%
4600 - PARKING LOTS	1.07	0.17%
5820 - TAVERNS, LOUNGE	0.82	0.13%
6100 - BANKS	0.79	0.13%
5700 - HOME FURNISHINGS	0.70	0.11%
5410 - GROCERIES (W OR WO MEAT)	0.67	0.11%
7600 - PARKS (green belts, community areas)	0.63	0.10%
6911 - CHURCHES	0.60	0.10%
1900 - CABINS, VACATION HOMES	0.51	0.08%
1200 - DUPLEX, MULTI-DUPLEX (up to 4 units)	0.45	0.07%
5932 - ND HAND MERCHANDISE	0.44	0.07%
4805 - UTILITIES (public)	0.40	0.06%
2000 - MANUFACTURING	0.38	0.06%
9902 - SEPTIC PROBLEM	0.38	0.06%
3300 - 3300 - METAL PRODUCTS	0.34	0.06%
9700 - EXEMPT (GOVERNMENT, EXEMPT ORGANIZATIONS)	0.34	0.05%
5830 - FAST FOODS	0.30	0.05%
5920 - LIQUOR STORES	0.29	0.05%
	612.63	100.00%

TABLE 2 - ALL COMMERCIAL/INDUSTRIAL ZONES EXCEPT RBIZ

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
9100 - VACANT LAND	98.97	21.37%
1101 - MOBILE HOMES (owns mobile & land)	65.32	14.11%
1100 - HOUSES (single units, non-farm)	61.36	13.25%
6375 - MINI-STORAGE	36.46	7.87%
6300 - BUSINESS SERVICES (real estate, insurance)	17.00	3.67%
6000 - COMMERCIAL BANKS, OFFICES, SERVICES	13.46	2.91%
2400 - MILLS	12.56	2.71%
5900 - OTHER RETAIL	11.44	2.47%
5200 - LUMBER, HARDWARE, FARM SUPPLIES	11.38	2.46%
6400 - REPAIR SERVICES (auto, r.v.)	9.94	2.15%
5969 - OTHER FARM/GARDEN SUPPLY NEC	8.68	1.88%
5370 - MALLS, SHOPPING CENTERS	7.95	1.72%
6600 - CONSTRUCTION	7.81	1.69%
8100 - OPEN SPACE (Ag., Open, Timber)	7.17	1.55%
5300 - GENERAL MERCHANDISE	6.93	1.50%
5800 - RESTAURANTS	6.37	1.37%
7500 - RESORTS, R.V. PARKS	5.56	1.20%
5360 - CONVENIENCE MARTS(GAS,GROCERIES,FAST FOOD)	5.04	1.09%
5530 - GASOLINE SERVICE STATIONS	4.89	1.06%
2450 - WOOD PRODUCTS (other)	4.82	1.04%
1600 - HOTELS/MOTELS (includes Bed & Breakfast)	4.69	1.01%
5000 - COMMERCIAL (incl. res.)	4.60	0.99%
3443 - SHIP/BOAT BUILDING	4.57	0.99%
6900 - MISC. SERVICES (civic organizations)	3.80	0.82%
6730 - POSTAL SERVICES	3.72	0.80%
6200 - PERSONAL SERVICES (laundry, beauty parlors)	3.64	0.79%
5400 - GROCERY STORES	3.54	0.76%
5100 - MULTI-FLOOR BUILDINGS (APTS/OFFICES UPSTAIRS, FIRST FLOOR	3.16	0.68%
6500 - PROFESSIONAL SERVICES (doctors, lawyers)	2.63	0.57%
1500 - MOBILE HOME PARKS	2.57	0.55%
9800 - GARAGES, SHEDS (out-buildings only)	2.48	0.54%
5192 - PETROLEUM BULK	2.36	0.51%
6722 - FIRE PROTECTION	1.85	0.40%
8900 - FORESTRY SERVICE BUILDINGS	1.75	0.38%
3432 - ELECTRICAL INDUSTRIAL APPARATS	1.66	0.36%
5500 - AUTO, MARINE SALES	1.50	0.32%
6800 - EDUCATIONAL SERVICES	1.28	0.28%
1104 - MOBILE HOMES (LAND ONLY -mobile home site)	1.07	0.23%
4600 - PARKING LOTS	1.07	0.23%
5820 - TAVERNS, LOUNGE	0.82	0.18%
6100 - BANKS	0.79	0.17%
5700 - HOME FURNISHINGS	0.70	0.15%
5410 - GROCERIES (W OR WO MEAT)	0.67	0.14%
7600 - PARKS (green belts, community areas)	0.63	0.14%
6911 - CHURCHES	0.60	0.13%
1900 - CABINS, VACATION HOMES	0.51	0.11%
1200 - DUPLEX, MULTI-DUPLEX (up to 4 units)	0.45	0.10%
5932 - ND HAND MERCHANDISE	0.44	0.10%
4805 - UTILITIES (public)	0.40	0.09%
2000 - MANUFACTURING	0.38	0.08%
9902 - SEPTIC PROBLEM	0.38	0.08%
3300 - 3300 - METAL PRODUCTS	0.34	0.07%
9700 - EXEMPT (GOVERNMENT, EXEMPT ORGANIZATIONS)	0.34	0.07%
5830 - FAST FOODS	0.30	0.07%
5920 - LIQUOR STORES	0.29	0.06%
	463.04	100.00%

TABLE 3 - GLEN COVE LIGHT INDUSTRIAL/COMMERCIAL ZONE

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
9100 - VACANT LAND	24.62	34.87%
6375 - MINI-STORAGE	9.73	13.78%
6300 - BUSINESS SERVICES (real estate, insurance)	4.63	6.56%
3443 - SHIP/BOAT BUILDING	4.57	6.47%
5900 - OTHER RETAIL	4.38	6.20%
5100 - MULTI-FLOOR BUILDINGS (APTS/OFFICES UPSTAIRS, FIRST FLOOR	3.16	4.47%
6600 - CONSTRUCTION	3.13	4.44%
2450 - WOOD PRODUCTS (other)	2.81	3.98%
5192 - PETROLEUM BULK	2.36	3.34%
6200 - PERSONAL SERVICES (laundry, beauty parlors)	1.92	2.72%
6400 - REPAIR SERVICES (auto, r.v.)	1.88	2.66%
1100 - HOUSES (single units, non-farm)	1.76	2.49%
3432 - ELECTRICAL INDUSTRIAL APPARATS	1.66	2.35%
5500 - AUTO, MARINE SALES	0.99	1.40%
6000 - COMMERCIAL BANKS, OFFICES, SERVICES	0.91	1.28%
5300 - GENERAL MERCHANDISE	0.89	1.27%
7600 - PARKS (green belts, community areas)	0.37	0.52%
3300 - 3300 - METAL PRODUCTS	0.34	0.48%
9700 - EXEMPT (GOVERNMENT, EXEMPT ORGANIZATIONS)	0.28	0.40%
1101 - MOBILE HOMES (owns mobile & land)	0.24	0.34%
	70.61	100.01%

TABLE 4 - BRINNON RURAL VILLAGE CENTER ZONE

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
9100 - VACANT LAND	13.83	40.85%
8100 - OPEN SPACE (Ag., Open, Timber)	7.00	20.66%
1100 - HOUSES (single units, non-farm)	4.45	13.14%
6375 - MINI-STORAGE	1.95	5.75%
6300 - BUSINESS SERVICES (real estate, insurance)	1.60	4.73%
5360 - CONVENIENCE MARTS(GAS,GROCERIES,FAST FOOD)	1.49	4.40%
1101 - MOBILE HOMES (owns mobile & land)	1.33	3.92%
6400 - REPAIR SERVICES (auto, r.v.)	0.65	1.93%
5900 - OTHER RETAIL	0.39	1.16%
6722 - FIRE PROTECTION	0.37	1.08%
5800 - RESTAURANTS	0.27	0.79%
9800 - GARAGES, SHEDS (out-buildings only)	0.21	0.63%
2000 - MANUFACTURING	0.20	0.60%
4600 - PARKING LOTS	0.13	0.38%
	33.86	100.00%

TABLE 5 - TRI-AREA COMMERCIAL ZONES

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
9100 - VACANT LAND	32.89	25.37%
1100 - HOUSES (single units, non-farm)	16.21	12.51%
6375 - MINI-STORAGE	11.02	8.50%
1101 - MOBILE HOMES (owns mobile & land)	7.55	5.83%
5200 - LUMBER, HARDWARE, FARM SUPPLIES	7.50	5.79%
6400 - REPAIR SERVICES (auto, r.v.)	5.95	4.59%
6600 - CONSTRUCTION	4.68	3.61%
5900 - OTHER RETAIL	4.47	3.45%
6000 - COMMERCIAL BANKS, OFFICES, SERVICES	4.23	3.26%
5000 - COMMERCIAL (incl. res.)	4.01	3.09%
6900 - MISC. SERVICES (civic organizations)	3.80	2.93%
6730 - POSTAL SERVICES	3.10	2.39%
5800 - RESTAURANTS	2.94	2.27%
6500 - PROFESSIONAL SERVICES (doctors, lawyers)	2.63	2.03%
1500 - MOBILE HOME PARKS	2.57	1.98%
5370 - MALLS, SHOPPING CENTERS	2.39	1.84%
5400 - GROCERY STORES	2.25	1.74%
6200 - PERSONAL SERVICES (laundry, beauty parlors)	1.46	1.13%
5530 - GASOLINE SERVICE STATIONS	1.46	1.12%
9800 - GARAGES, SHEDS (out-buildings only)	1.40	1.08%
1104 - MOBILE HOMES (LAND ONLY -mobile home site)	1.07	0.83%
4600 - PARKING LOTS	0.94	0.72%
6300 - BUSINESS SERVICES (real estate, insurance)	0.75	0.58%
5700 - HOME FURNISHINGS	0.70	0.54%
5500 - AUTO, MARINE SALES	0.51	0.40%
1200 - DUPLEX, MULTI-DUPLEX (up to 4 units)	0.45	0.35%
6100 - BANKS	0.43	0.33%
5360 - CONVENIENCE MARTS(GAS,GROCERIES,FAST FOOD)	0.39	0.30%
9902 - SEPTIC PROBLEM	0.38	0.29%
5932 - ND HAND MERCHANDISE	0.36	0.28%
5820 - TAVERNS, LOUNGE	0.36	0.28%
5920 - LIQUOR STORES	0.29	0.22%
7600 - PARKS (green belts, community areas)	0.27	0.21%
2000 - MANUFACTURING	0.18	0.14%
9700 - EXEMPT (GOVERNMENT, EXEMPT ORGANIZATIONS)	0.06	0.04%
	129.63	100.00%

TABLE 6 - QUILCENE RVC AND LIGHT INDUSTRIAL ZONE

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
1100 - HOUSES (single units, non-farm)	25.51	35.29%
9100 - VACANT LAND	14.40	19.91%
1101 - MOBILE HOMES (owns mobile & land)	13.35	18.47%
1600 - HOTELS/MOTELS (includes Bed & Breakfast)	2.45	3.38%
2450 - WOOD PRODUCTS (other)	2.01	2.78%
8900 - FORESTRY SERVICE BUILDINGS	1.75	2.42%
5530 - GASOLINE SERVICE STATIONS	1.68	2.32%
5800 - RESTAURANTS	1.33	1.83%
6800 - EDUCATIONAL SERVICES	1.28	1.77%
6300 - BUSINESS SERVICES (real estate, insurance)	1.16	1.61%
5200 - LUMBER, HARDWARE, FARM SUPPLIES	0.88	1.22%
5900 - OTHER RETAIL	0.84	1.16%
5410 - GROCERIES (W OR WO MEAT)	0.67	0.92%
6722 - FIRE PROTECTION	0.61	0.84%
6911 - CHURCHES	0.60	0.83%
6400 - REPAIR SERVICES (auto, r.v.)	0.51	0.71%
1900 - CABINS, VACATION HOMES	0.51	0.70%
5820 - TAVERNS, LOUNGE	0.46	0.64%
6375 - MINI-STORAGE	0.43	0.59%
4805 - UTILITIES (public)	0.40	0.55%
6100 - BANKS	0.36	0.50%
5000 - COMMERCIAL (incl. res.)	0.36	0.49%
6200 - PERSONAL SERVICES (laundry, beauty parlors)	0.26	0.36%
5400 - GROCERY STORES	0.23	0.32%
5360 - CONVENIENCE MARTS(GAS,GROCERIES,FAST FOOD)	0.19	0.26%
5932 - ND HAND MERCHANDISE	0.08	0.11%
	72.29	100.00%

TABLE 7 - CHIMACUM NEIGHBORHOOD CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
1101 - MOBILE HOMES (owns mobile & land)	10.15	28.13%
6375 - MINI-STORAGE	9.10	25.21%
1100 - HOUSES (single units, non-farm)	3.77	10.46%
5200 - LUMBER, HARDWARE, FARM SUPPLIES	2.99	8.29%
9100 - VACANT LAND	2.27	6.30%
5800 - RESTAURANTS	1.83	5.08%
5530 - GASOLINE SERVICE STATIONS	1.76	4.86%
5900 - OTHER RETAIL	1.36	3.77%
6400 - REPAIR SERVICES (auto, r.v.)	0.95	2.63%
6722 - FIRE PROTECTION	0.88	2.43%
6730 - POSTAL SERVICES	0.62	1.72%
9800 - GARAGES, SHEDS (out-buildings only)	0.23	0.63%
8100 - OPEN SPACE (Ag., Open, Timber)	0.17	0.48%
	36.08	100.00%

TABLE 8 - STATE ROUTE 19/20 GENERAL CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
9100 - VACANT LAND	9.37	35.52%
5969 - OTHER FARM/GARDEN SUPPLY NEC	8.68	32.90%
6000 - COMMERCIAL BANKS, OFFICES, SERVICES	8.33	31.57%
	26.39	100.00%

TABLE 9 - FOUR CORNERS NEIGHBORHOOD CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
2400 - MILLS	12.56	47.49%
1101 - MOBILE HOMES (owns mobile & land)	7.30	27.60%
6375 - MINI-STORAGE	4.24	16.02%
1100 - HOUSES (single units, non-farm)	1.49	5.63%
5400 - GROCERY STORES	0.84	3.18%
9100 - VACANT LAND	0.02	0.08%
	26.45	100.00%

TABLE 10 - DISCOVERY BAY NEIGHBORHOOD CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
6300 - BUSINESS SERVICES (real estate, insurance)	3.89	34.17%
1100 - HOUSES (single units, non-farm)	3.15	27.65%
1600 - HOTELS/MOTELS (includes Bed & Breakfast)	2.24	19.71%
9100 - VACANT LAND	0.93	8.21%
9800 - GARAGES, SHEDS (out-buildings only)	0.63	5.51%
5830 - FAST FOODS	0.30	2.66%
5000 - COMMERCIAL (incl. res.)	0.24	2.08%
	11.37	100.00%

TABLE 11 - NORDLAND COMMUNITY CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
1100 - HOUSES (single units, non-farm)	1.00	100.00%
	1.00	100.00%

TABLE 12 - MATS MATS NEIGHBORHOOD CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
6300 - BUSINESS SERVICES (real estate, insurance)	1.96	33.66%
1101 - MOBILE HOMES (owns mobile & land)	1.92	32.89%
1100 - HOUSES (single units, non-farm)	1.74	29.82%
5400 - GROCERY STORES	0.21	3.60%
9800 - GARAGES, SHEDS (out-buildings only)	0.00	0.03%
	5.83	100.00%

TABLE 13 - PORT LUDLOW VILLAGE COMMERCIAL CENTER

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
1101 - MOBILE HOMES (owns mobile & land)	23.48	61.65%
5370 - MALLS, SHOPPING CENTERS	5.57	14.62%
7500 - RESORTS, R.V. PARKS	5.56	14.59%
6300 - BUSINESS SERVICES (real estate, insurance)	3.00	7.89%
9100 - VACANT LAND	0.47	1.24%
	38.08	100.00%

TABLE 14 - BEAVER VALLEY COMMUNITY CROSSROAD

<u>Current Land Use Code</u>	<u>Acres</u>	<u>Percentage</u>
5360 - CONVENIENCE MARTS(GAS,GROCERIES,FAST FOOD)	2.97	100.00%
	2.97	100.00%

TABLE 15 - WAWA POINT COMMUNITY CROSSROADS

<u>Current Land Use Codes</u>	<u>Acres</u>	<u>Percentage</u>
5300 - GENERAL MERCHANDISE	3.95	100.00%
	3.95	100.00%

TABLE 16 - GARDINER NEIGHBORHOOD CROSSROAD

<u>Current Land Use</u>	<u>Acres</u>	<u>Percentage</u>
1100 - HOUSES (single units , non-farm)	2.27	50.23%
5300 - GENERAL MERCHANDISE	2.08	46.01%
9100 - VACANT LAND	0.16	3.47%
9800 - GARAGES, SHEDS (out-buildings only)	0.01	0.29%
	4.53	100.00%

TABLE 17 - ACREAGE BY ZONE TYPE

<u>Zone</u>	<u>Acres</u>	<u>Percentage</u>
RURAL VILLAGE CENTER	159.32	26.01%
FOREST RESOURCE-BASED INDUSTRIAL	145.86	23.81%
NEIGHBORHOOD/VISITOR CROSSROADS	84.27	13.75%
GENERAL CROSSROADS	80.51	13.14%
GLEN COVE LIGHT INDUSTRIAL/COMMERCIAL	70.61	11.53%
MPR-VILLAGE COMMERCIAL CENTER	38.08	6.22%
LIGHT INDUSTRIAL	22.33	3.65%
CONVENIENCE CROSSROADS	11.64	1.90%
	612.63	100.00%