Matrix of Opportunity

The following table is provided as a summary guide for property owners or those considering purchasing property who may have questions about development or expansion opportunities in Jefferson County. In many instances, the Jefferson County Permit Center can provide more information and it is recommended that interested parties contact the Permit Center or the Long Range Planning Department for more information.

Note:

All development projects are subject to all applicable development regulations, codes and Jefferson County ordinances, available at both Jefferson County Permit Center and Long Range Planning Department.

DEVELOPMENT ACTIVITY	COMMENTS	REFERENCE
Home Occupations	Can be established anywhere except industrial zones, based on specific criteria	See LNG 6.0, LNP 6.1 of the Comp. Plan.
Cottage Industries	Can be established anywhere except industrial zones, based on specific criteria	See LNG 6.0, LNP 6.2 of the Comp. Plan.
Small-scale recreational or tourist uses	Siting is dependent upon rural location and is not required to be principally designed to serve existing and projected rural population.	See LNG 7.0 and LNP 7.1 of the Comp. Plan.
Major Industrial Development	Siting procedure is subject to the provisions in state law (RCW 36.70A.365).	See LNG 11.0, LNP 11.1-11.2; EDG 6.0 and EDP 6.1
New Natural Resource-based Industry	Must be directly dependent upon natural resource and locate near the mineral, agricultural or forest resource upon which it is dependent	See EDP 6.2
Legal existing uses (uses established legally under prior zoning)	Ability for limited expansion; uses can be replaced (with limitations) if destroyed	See LNG 8.0 and LNP 8.1-8.11 of the Comp. Plan.
New Commercial Uses (other than Cottage Industries or Home Businesses)	Type and scale limited to specific Commercial Village Districts and subject to all applicable ordinances, codes and regulations	See LNP 4.4, 4.5, 5.4.2, 5.5.2 and 5.6.2, and the land use table in the development regulations.
Expansion of Commercial Uses	1. In commercial zones: subject to criteria for specific zone 2. Outside commercial zones: Limited expansion as legal existing use	1. See applicable bulk and dimensional standards of development regulations. 2. See Section 19 of development regulations.

DEVELOPMENT ACTIVITY	COMMENTS	REFERENCE
Residences	Lots which were legally created, as established through the lot certification process, and that meet Health Department standards for septic and water, setback requirements, critical areas restrictions and other applicable regulations may be developed even if the land use map indicates a lower density.	See LNP 3.3.1, 3.3.2 and 3.3.3 of the Comp. Plan and the Subdivision Ordinance.
Accessory Dwelling Units	Limited in size and bound by the restrictions and requirements in the zoning code	See development regulations
Multi-family housing/Assisted Care Living Facilities	Location and scale of multi-family and assisted care living facilities dependent upon the ability of infrastructure to support higher density housing. Duplexes and some tri-plexes allowed in certain areas	See LNG 15.0 and LNP 15.1, and HSP 2.7 in the Comp. Plan; and the land use table in the development regulations.
Subdivision process	Subdivision is contingent upon density designation (see land use map), ability to meet, setbacks, Health Department standards for septic and water, and all other applicable regulations, requirements and ordinances. Clustering and lot averaging are prohibited until the development of final development regulations.	See Subdivision Ordinance and setback requirements in the development regulations.
Binding Site Plan	A method of platting developments usually used for RV parks, mobile home parks, and commercial/industrial parks.	See Subdivision ordinance or contact Permit Center staff for further information.
Conditional Uses	Uses that are permitted in a zone but are subject to mitigating conditions	See development regulations.

OTHER CONCERNS THAT MAY IMPACT DEVELOPMENT PROPOSALS AND ACTIVITIES		
Infrastructure Requirements	Size, intensity and ability of some projects to proceed may be influenced by infrastructure requirements	See applicable codes, ordinances and applicable sections in the Comprehensive Plan.
Critical Areas	Regulated by all applicable critical area ordinances.	See applicable Critical Areas Ordinances
Septic, Water and Fire Flow Constraints	Requirements dependent upon size, location and type of use. Some areas may have limited opportunities for development because of inability to: • meet adequate water supply (e.g. Quilcene) • obtain adequate supply from water purveyors (e.g. Chimacum, Four Corners),or • lack sufficient land for drain fields or other requirements.	See Permit Center and Health Department.
Resource Lands	Limited development opportunities; adjacent land uses must provide adequate buffering and limit encroachment into resource lands.	See applicable Resource Land Ordinances.
Adjacent land uses	Current, proposed and/or future developments may impact adjacent development.	Contact Permit Center to determine potential impacts of adjacent land uses, including vested projects, resource lands, and/or other approved projects.
Development Constraints	In addition to the development concerns addressed above, some areas of the County may have other area-specific constraints, such as shoreline and flood areas.	Contact Permit Center staff for more information.
Vesting	Any project permit application is considered, under the laws, ordinances, regulations, standards, and fees in effect at the time that the particular complete application is received. A project is vested on the date the application is completed. A vested permit can be denied or expire.	Contact Permit Center for more information.