



Planning & Economic Development

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COMMERCIAL ZONING

There are four types of Commercial Zones: C-1—Downtown/Front Street (There is a “shopfront overlay” affecting most of this zone), C-2—Viking Avenue, C-3—SR305 Corridor, C-4—College Marketplace.

The general purpose of the city’s commercial districts is to provide the necessary commercial goods and services for the Poulsbo and greater north Kitsap communities. The commercial districts provide for the location of retail sales and services, professional services and offices, food and drinking establishments, lodging, personal and health services, arts, amusement, medical facilities, educational and recreational uses, among others.

WHAT CAN I DO WITH MY PROPERTY?

You can find a full list of uses by commercial zone in PMC 18.80.030, but some of the uses permitted in all four zones include: Convenience Store, Pharmacies, Retail Sales, Eating and Drinking Establishments, Beauty Salons, Banks and Museums.

There are options for Planned Mixed-Use Development (PMUD) within the C-2 and C-3 zones (PMC 18.80.090) and Mixed-Use structures are permitted in all four zones (Standards can be found in section 18.80.080 item J).

WHAT ARE MY DEVELOPMENT STANDARDS?

In general, setbacks in the Commercial zones are as follows:

Standard	C-1	Shopfront Overlay	C-2	C-3	C-4
Front Yard	None	None	10'	15'	15'
Side Yard	None	None	5'	5'	5'
Rear Yard	None	None	10'	10'	10'
Rear or Side adjacent to an R zone	10'	10'	15'	15'	15'
Lot Coverage	85%	100%	50%	50%	50%

NOTE: Alternative setbacks may have been established for subdivisions approved as a master plan, planned residential development or the C-2 zone. Contact the PED Department to determine if your proposal has alternative setbacks.

WHAT ELSE SHOULD I KNOW?

PMC 18.80.080 provides information on additional standards, such as:

- Alcoholic beverage sales cannot be located within 500 feet of an elementary, junior high or senior high school except as provided in RCW 66.24.010.
- Mobile Food, Beverage and Retail services require a Temporary Use permit and are not permitted within the C-1 zone.
- Screening is required for Outdoor Storage, HVAC and Trash and recycling dumpsters.
- Additional standards for Drive Through businesses, gas stations, Cannabis retailers and Mini Storage businesses.

WHAT ABOUT PARKING?

Parking is broken down between C-1 (18.80.100) and all other Commercial zones (18.80.110). Off-Street Parking is required in each zone.

Off-Street parking is required in the C-1 zone when there is conversion, expansion or creation of new residential units, enlargement of an existing structure more than 1500 additional square feet, New construction, Reconstruction of an existing building, and conversion, expansion or creation of a hotel, motel or bed and breakfast. The number of spaces and location is dependent on the work being done.

Off-Street parking is required in the other commercial zones anytime there is new construction. The number of spaces required is dependent on the type of use.

Disclaimer: This handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.



OTHER CODES APPLY TO COMMERCIAL ZONED LOTS?

PMC [18.80.050](#) is specific to the C-1 zoning district with overall design standards like:

- Maintenance and enhancement of street-level street-facing store fronts with individual identity;
- Remain authentic to downtown Poulsbo's Scandinavian heritage and character as a waterfront fishing village;
- Reinforce the "Little Norway" moniker through design details, artwork, community-oriented spaces, and accessories (such as flags, scallops, and lighting);
- Contemporary modern building forms, including rooflines, are to be avoided;
- Architectural features and use of color that create visual interest;
 - Height and bulk of buildings are proportional and appropriate to C-1 zoning district and the site;
- Roof forms include focal points and variation in detail, including pitch, terraced and cornice roof forms;
- Rooftop equipment is creatively concealed; and
- Landscaping, hardscapes and urban design elements that unify the site design, the site within the zoning district, and contribute to the character of downtown Poulsbo.

Additionally, PMC [18.80.060](#) covers standards related to the other commercial zones such as Building Design standards, Site Landscaping, and Pedestrian and Vehicular Circulation.

PMC [18.80.070](#) is specific to infill and redevelopment of the C-2 zone including incentives for creating a viable mixed-use commercial corridor, increasing the efficiency of available land, increase opportunity for residents to live near public and commercial amenities, and improve streetscapes and pedestrian connections.

PMC [18.80.120](#) and [18.80.130](#) are specific to signage standards in the various commercial zones.

