



Community  
Development

# Tree Canopy Requirements

## Overview

Tree canopy requirements promote tree retention and planting within urban growth areas of unincorporated Kitsap County. These standards are applied during subdivision and development review to maintain environmental, aesthetic, and public health benefits. This guide summarizes key provisions from Kitsap County Code [Chapter 17.495 \(Tree Canopy\)](#).

## Purpose

Per [KCC 17.495.010](#), a healthy tree canopy improves air and water quality, reduces stormwater runoff, mitigates noise and heat, enhances aesthetics, and supports wildlife habitat. Regulations encourage retaining existing trees where possible.

## Applicability

As outlined in [KCC 17.495.020](#), tree canopy requirements apply to subdivisions or developments creating four or more units/lots, or on properties 0.5 acre or larger within urban growth areas. Tree density is measured in tree unit credits per acre. Credits can be met through retention, replacement, or a combination.

## Calculating Tree Unit Credits

More information regarding calculating Tree Unit Credits can be found in [KCC 17.495.030](#). To calculate Tree Unit Credits:

1. Determine the required tree unit credits per acre based on zoning (see [Table 1](#)).
2. Multiply the required units by the gross lot acreage.  
*Example: 7,500 sq ft in ULR zone:  $7,500 \div 43,560 \times 20 = 3.44 \rightarrow$  round up to 4 units. (43,560 is square footage conversion for total square feet in one acre.)*
3. Identify credit value of retained or replacement trees (see [Table 2](#)).

**[Kitsap.gov/DCD](http://Kitsap.gov/DCD)**  
**360.337.5777**

**[Help@Kitsap1.com](mailto:Help@Kitsap1.com)**

Revised 7/23/2025

**Table 1: Minimum Tree Cover Units by Zone**

Comprehensive Plan Designation	Land Use Zone	Tree Units/Acre
Urban Low Residential	Urban Restricted	20
	Urban Cluster Residential	
	Greenbelt	
Urban Medium Residential	Urban Medium Residential	10
Urban High Residential	Urban High Residential	10
Urban Low Intensity Commercial	Urban Village Center	15
Neighborhood Commercial	Commercial	10
Urban High Intensity Commercial	Regional Center	10
Low Intensity Commercial		

**Table 2: Minimum Tree Cover Units by Zone**

Tree Type	DBH / Size	Tree Unit Credit
Existing trees	1" to <8" DBH	1
	>8" to 12" DBH	1.5
	>12" to 18" DBH	2
	>18" to 24" DBH	3
	>24" to 36" DBH	4.5
	>36" DBH	5.5
Groves (≥3 trees >8" DBH each)		6.5
Replacement deciduous/broadleaf tree	2-inch caliper	1
Replacement evergreen/conifer	6 feet tall	1

## Landscape Plan Requirements

Landscape plans must include the following to demonstrate compliance, in accordance with [KCC 17.495.060](#):

- Tree density calculations (required and provided units)
- Location and DBH of trees ≥1" if used for credit
- Protection measures for retained trees (e.g., fencing)
- Location and species of replacement trees
- Legal protection mechanisms (e.g., covenant or tract)
- Plan must be to same scale as site plan