

ID	Topic	KCC Section	Department recommended Change	Staff Review and Reason for Change
Title 17				
1	"Clubhouse" definition - Adding Oxford comma	17.110.166	"Clubhouse" means the structure or premises occupied by a club and its staff. This definition excludes places of worship, and groups organized primarily for commercial business purposes.	Adding a missing Oxford comma after "worship".
2	Revising definition of "Multiple-family"	17.110.504	"Multiple-family" means a building or portion thereof containing three or more dwelling units constructed with units above other units, <u>side-by-side units</u> , and designed for occupancy by three or more families.	Revising the definition to include side-by-side units. 17.100.040 references 17.520, which has been repealed. 17.110.504 specifies that multiple-family is for units "on top of one another" but multiple-family apartment buildings could be built as townhomes.
3	Master Planning Code Removal	17.440	Remove entire 17.440 section.	The Master Planning code has not been used. Recommended to remove it.
4	Tree canopy requirements clarification	17.495	A. Tree canopy requirements shall apply to <u>commercial uses</u> , subdivision of land or single-family and multi-family development creating four or more developable lots or units or on a property of one-half acre or more within unincorporated urban growth areas.	Section 17.495 Tree Canopy applies to residential and commercial uses, but commercial uses are not mentioned until table 17.495.030-1. That it applies to both residential (with minimum thresholds) and commercial should be more clear.
5	Deciduous tree credit math update in footnote	17.495.030	Diameter at breast height (DBH) is used in determining the diameter of existing trees. For example: On a seven thousand five-hundred-square-foot lot in ULR zone (three credits needed) with one twenty-four-inch DBH tree, one twelve-inch DBH tree, and two six-inch DBH trees, the minimum tree unit credits are met by retaining the twenty-four-inch DBH tree only, or retaining the twelve-inch DBH tree and one of the six-inch DBH trees, or remove all trees on site and plant six <u>three</u> new deciduous or three new conifers to meet the minimum tree density units for the lot.	The deciduous tree credit was updated from 0.5 to 1, but the example math in the footnote of table 17.495.030-2 was not updated.

6	Add definition for "Face"	17.510.020	<u>"Face" means the area of a sign on which the graphics, letters, figures, symbols, trademark or text is placed - it should not be included with the height and width of the entire structure.</u>	Currently our monument sign is limited to height and width, but using the maximum of those dimensions is larger than we allow for the "Face" of the sign, even though you typically do not advertise on the base of the structure. Also, "Face" is not defined in the code.
7	Director's Interpretation - Cell Tower	17.530	<i>Working with Current Planning to develop new language.</i>	https://www.kitsap.gov/dcd/CodeInterpretations/T16%20-%20DI_Cell%20Tower.pdf
8	Director's Interpretation - Replacement of Certain Nonconforming Homes	17.570.050(D)	D. Destruction of Nonconforming Use of Structure. If any nonconforming use of structure is destroyed by any cause, it shall be allowed to be reconstructed as a nonconforming structure up to the same size (total square footage of structure, square footage of footprint of the building and height) and appearance; provided, however, the director has the discretion to allow a different appearance if he finds that it would be more compatible with the zone in which it is located. A complete application for such reconstruction must be filed with the department within a one-year period from the date the structure was destroyed. <u>When requested by the applicant, the replacement square footage of a mobile or manufactured home under this section may be exceeded by no greater than 10% in size if they can demonstrate they meet the variance criteria noted in 17.105.010.</u>	https://www.kitsap.gov/dcd/CodeInterpretations/CBO%20-%20DI%20Formal-Replacement%20of%20Certain%20Nonconforming%20Homes.pdf

9	Clarify definition of "building site"	21.02.085	<p>"Building site" means an area of land, lying within one or more lots (or portions of lots when aggregated), that is legally developed or capable of being developed under current federal, state and local laws and that, exclusive of required setbacks <u>and critical area buffers (except as reduced through critical area buffer reduction per 19.200.220 C)</u>, contains or is capable of containing a primary structure and, if required, associated septic system components.</p>	Clarifying the definition of "building site" to exclude critical area buffers.
Title 22				
10	Correcting incorrect reference.	22.400.135	<p>1. Siting Accessory Structures. Accessory structures may be sited within the shoreline structure setback area; provided, that they do not substantially obstruct the view of adjacent principal buildings and they comply with applicable buffer provisions. Fences six feet or less, unenclosed decks eighteen inches or less from average grade, and structures less than ten feet in height from grade level and under two hundred square feet do not constitute view blockage but are still subject to the other provisions of this title including vegetation conservation buffers. Water-oriented storage structures that meet the requirements in Section 22.400.120(D)(1)(e) <u>22.400.120(D)(1)(f)</u> do not constitute a view blockage.</p>	Fixing error. 22.400.120(D)(1)(e) is the incorrect reference and should be replaced with 22.400.120(D)(1)(f).