



**Department of Community Development recommended housekeeping amendments to Kitsap County Code - Change Matrix**

The matrix below captures DCD recommended amendments to Kitsap County Code for Planning Commission consideration. Column one indicates the topic of the proposed change. Column two identifies the section of Kitsap County Code where the change occurs. Column three identifies the exact amendments proposed in an **red ~~strikeout~~/underline** format. Column four indicates the reason for the suggested change.

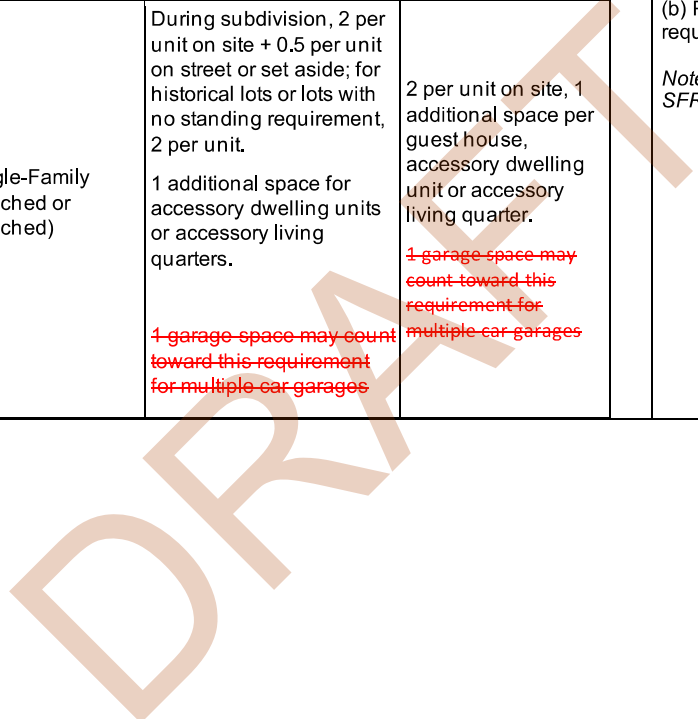
ID	Topic	Kitsap Co. Code Section	Department Recommended Change	Staff Review and Reason for Change
<b>Title 12 – Stormwater Drainage</b>				
1	<b>Directors Interpretation - SFR Development with Work in Critical Areas</b>	12.10.030(7)	<i>Placeholder – staff is working on underline/strikeout code.</i>	This is to codify a formal directors interpretation: <a href="#">T21 - DI SFR Development with Work in Critical Areas.pdf</a>  Residential projects which are subject to stormwater minimum requirements #1-#5, and include work within a critical area buffer, do not require an SDAP, but do require engineered drainage.
2	<b>Director's Interpretation - Grading Associated with SFR Development</b>	12.10.030(3) and (4)	<i>Placeholder – staff is working on underline/strikeout code.</i>	This is to codify a formal directors interpretation: <a href="#">T21 - DI Grading Associated with SFR Development.pdf</a>  Residential projects which are subject to stormwater minimum requirements #1-#5, but have over 150 yards of cubic grading and include work within a critical area buffer, do not require an SDAP, but do require engineered drainage.
<b>Title 16 – Land Division and Development</b>				
3	<b>Tree Canopy Referenced in Land Division Standards</b>	16.24.040.F	Along with the existing landscaping standards, reference tree canopy standards in section 16.24.040.F, as applicable.	Tree canopy code was recently adopted as part of the 2024 Comprehensive Plan, and applies to subdivisions of 4 or more lots/units. The code will be effective on April 1, 2025.  Similar to general landscaping, a reference to the tree canopy code should be provide in the subdivision chapter for clarity for applicants and staff.
<b>Title 17 - Zoning</b>				
4	<b>Directors Interpretation - Definition of "School"</b>	17.110.670	"School" means an institution primarily engaged in teaching and learning, operated by a public school district, nonprofit organization, or a private organization. Business and trade schools, <del>and</del> Montessori schools, <del>and</del> <u>outdoor schools</u> are included, as are satellite buildings of higher education colleges.	Add "outdoor school" to definition to be consistent with DI from 2020: <a href="#">T17 - Similar Use Determination - Outdoor Schools.pdf</a>



ID	Topic	Kitsap Co. Code Section	Department Recommended Change	Staff Review and Reason for Change
5	Definition of "Guest House"	17.110.317	"Guest house" means living quarters in an accessory building for the use of the occupant, persons employed on the premises, or for temporary use by guests of the occupant. Such quarters have no <del>kitchen facilities gas or electrical connections that allow for an oven or range</del> and are not otherwise used as a separate dwelling unit.	Add clarity to definition. This would assist with issues seen by planning staff during review.
6	Definition of "Parking, Compact"	17.110.567	"Parking space, compact" or "compact parking space" means a permanently surfaced and marked area not less than eight feet wide and <del>eighteen sixteen</del> feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle.	Size in definitions in KCC.110 is 8' x 18'. This conflicts with section 17.490 (8 x 16'). Section 17.490 prevails.
7	Directors Interpretation - Allowed Uses – Outdoor Storage	17.410.042/ 17.410.044	Add Use 549 "Storage, vehicles and equipment" to the Use Table as Shown in Attachment 'A'.	See Director's interpretation: <a href="#">Microsoft Word - MMO - Formal DI - Storage of Vehicles and Equipment 12022024</a>  The use of vehicle and equipment storage is not in the current KCC Title 17 Zoning; Allowed Uses but needs to be. The use existed in KCC Title 17 prior to the most recent changes to KCC 17.410 in 2022. The omission of the use and the classification of use by zone designation is the subject of this interpretation.
8	Allowed Uses – Drinking Establishments	17.410.044	Change "drinking establishment" from ' <del>ACUP</del> ' to ' <del>P</del> ' in UVC zone	The County worked closely with Kingston Stakeholders during the 2024 Comprehensive Plan Update and identified that "drinking establishments" should be permitted outright in the UVC zone. While staff indicated that this was a reasonable change, it was not brought forth with the 2024 amendments and deferred to 2025.
9	Allowed Uses - Uses requiring CUP in Industrial Zone	17.410.044	Within the Industrial Zone, change Use 524 "Manufacturing, Heavy" from <del>ACUP</del> to <u>CUP</u>  Within the Industrial Zone, change Use 538 "Recycling Centers" from <del>ACUP</del> to <u>CUP</u> .  Within the MRO Overlay (MRO), and Business Park (BP) Zone, change Use 552 "Transshipment Facilities, including Docks, Wharves, Marine Rails, Cranes, and Barge Facilities" from <del>P</del> to <u>CUP</u>	RCW 36.70A.367 requires public hearings for major industrial development. Staff identified that Use 524 Manufacturing, Heavy, should be a CUP in the IND zone;  Use 538 Recycling Centers should be a CUP in the IND zone;  Use 552 Transshipment Facilities, including Docks, Wharves, Marine Rails, Cranes, and Barge Facilities, should be a CUP in the IND, BP and MRO Overlay zones.
10	Performance Based Development – Flexible Setbacks from Alleys	17.450.070(3)	B. Setbacks. PBD lots, have flexibility in setbacks is provided as follows: 1. Front or side setback if abutting a pedestrian easement: 5 feet 2. Rear setback: Reduced up to 25% with a minimum of 10 feet; <del>0 feet for garages if an alley is provided.</del> 3. Alleyway: 5 feet, 10 for garage 4. Facing common open space: 5 feet	In updating the Performance Based Development (PBD) code during the 2024 Comprehensive Plan, a conflict was created between Section B.2 and B.3 about required setbacks for garages to alleyways. One says there is no setback to alleys, another area says 10 feet. Standard should be 10 feet.



ID	Topic	Kitsap Co. Code Section	Department Recommended Change			Staff Review and Reason for Change
11	Parking Standards	17.490.030	Land Use	Parking Spaces Required in All Zones (Except as Modified to the Right)	High Capacity Transit Station Area Modifications	<p>Email from Scott Diener: New state legislation (SB 6015) requires us to allow residential parking to count whether it is enclosed or unenclosed. For example, a SFR 3-car garage would be counting as meeting residential parking requirements.</p> <p>Section 1(1)(b) reads:            (b) Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed;</p> <p><i>Note: Planning staff has discussed requiring a notice to title for SFRs that provide parking requirements entirely within garages.</i></p>
			Residential			
			Single-Family (attached or detached)	<p>During subdivision, 2 per unit on site + 0.5 per unit on street or set aside; for historical lots or lots with no standing requirement, 2 per unit.</p> <p>1 additional space for accessory dwelling units or accessory living quarters.</p> <p><del>1 garage space may count toward this requirement for multiple car garages</del></p>	<p>2 per unit on site, 1 additional space per guest house, accessory dwelling unit or accessory living quarter.</p> <p><del>1 garage space may count toward this requirement for multiple car garages</del></p>	





ID	Topic	Kitsap Co. Code Section	Department Recommended Change	Staff Review and Reason for Change
12	Modifications to Landscaping Requirements	17.420.030; 17.490.026	Move language in 17.420 to the landscaping chapter (17.500) as follows:  <u>17,500.026 Modifications to Landscaping Requirements</u>  <u>1. The director may require increased landscaping, screening and setbacks to minimize conflicts and improve compatibility with adjacent uses.</u>  <u>2. The director may reduce landscaping, screening, and setback requirements:</u>  <u>a. Where the nature of established development on adjacent parcels partially or fully provides the screening and buffering which otherwise would be required;</u>  <u>b. Where the density of the proposed development is less than that permitted by the zone; or</u>  <u>c. Where topographical or other site conditions provide natural screening and buffering.</u>  <u>3. A reduction in landscaping/screening requirements may be approved by the director in conjunction with a joint landscape screening proposal</u>	Language regarding modification to landscaping standards is more appropriately located in landscaping chapter for clarity.
13	Correct Reference to Commercial Zone in Sign Code	17.510.100.E; 17.510.100.F; 17.510.100.H	Change reference to <del>CO</del> zone to <u>C</u> zone in subsections E, F, and H.	The sign code references the Commercial zone as "CO", which is a relic and should instead reference the "C" zone.
<b>Title 21 – Land Use and Development Procedures</b>				
14	Title 21 Definitions	Various	Delete all Title 21 definitions that are duplicative of definitions in Title 16 "Land Division and Development".	During the 2024 Comprehensive Plan, many definitions were moved from Title 21 into Title 16 'Land Division and Development'. These were moved as they were most relevant to Title 16. The duplicate definitions in Title 21 should have been removed but were not.



**ATTACHMENT A**

The Use Table in Chapter 17.410 Is updated as follows:

In the rural and urban residential zones, the use is prohibited but with footnotes;

In the urban zones, the use is shown as permitted in the Industrial zone, an ACUP in the Commercial and Business Center zones, and a CUP in the Rural Commercial and Rural Industrial zones. Footnotes apply (see KCC 17.415.525);

In the LAMIRD zone designations, the use is prohibited but with footnotes. In the Rural Employment and Twelve Trees Employment Center zones, the subject use is permitted (subject to being "indoor or covered only" in the TTEC). Footnotes apply.

In the Port Gamble Historic Township, the subject use is currently categorized in Appendix F *Allowed Uses and Additional Regulations for Parcels Located within the Boundary of the Port Gamble Redevelopment Plan Approved Pursuant to Section 17.360.C.030*. No changes are needed to Appendix F.

**17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential Residential	Urban High Density Residential Residential	Definition	Categorical Use Standards	
	Zoning Classification (1)(3)(4)	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)			UH (5)
Categorical Use (1)(3)(4)	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230			
<b>INDUSTRIAL USES</b>														
549	Storage, vehicles and equipment	=*	=*	=	=	=	=	=	=	=	=	=	17.110.694, Storage, vehicles and equipment.	* One piece of heavy equipment may be stored in any residential zone, provided, that it is either enclosed within a permitted structure or screened to the satisfaction of the director.

**17.410.044 Commercial, industrial, parks, and public facility zones use table.**

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition	Categorical Use Standards
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5)	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.320	17.330	17.340		
<b>INDUSTRIAL USES</b>													



549	Storage, vehicles and equipment	ACUP	=	=	=	=	C	ACUP	=	P	C**	=	17.110.694. Storage, vehicles and equipment	* Use prohibited in the Wauna Way Town Center area (see the Silverdale Design Standards located in Chapter 17.700, Appendix C3).  ** All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. The applicant must demonstrate how the storage serves the immediate population.
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17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS											TYPE III LAMIRDS		Definition	Categorical Use Standards
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D		REC 17.360E	TTEC 17.360E		
	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR				
549	Storage, vehicles and equipment	=	==*	=	=	==*	==*	See Chapter 17.700 Appendix F	=	==*	==*	P	P Indoor covered only	17.110.694. Storage, vehicles and equipment.	* One piece of heavy equipment may be stored in any residential zone, provided, that it is either enclosed within a permitted structure or screened to the satisfaction of the director.

ATTACHMENT B

<b>Monument Sign: Definition</b>
A freestanding sign, generally having a low monolithic profile such that the sign has the appearance of a solid base.
<b>Application</b>
Typically used in entrances for single or multiple commercial or industrial tenants.
<b>Allowable in the Following Zones</b>
All zones.
<b>Allowed Size by Zone</b>



Kitsap County Department of Community Development

Administrative Code Edits - 2025

Zones:		<a href="#">BC</a> , <a href="#">BP</a> , <a href="#">IND</a> , <a href="#">RI</a> , <del><a href="#">CO-C</a></del> , <a href="#">RC</a> , <a href="#">RCO</a> , <a href="#">REC</a> , <a href="#">TTEC</a> , any zone within a Type III <a href="#">LAMIRD</a>	<a href="#">RR</a> , <a href="#">RP</a> , <a href="#">RW</a> , <a href="#">FRL</a> , <a href="#">NC</a> , <a href="#">UR</a> , <a href="#">GB</a> , <a href="#">UL</a> , <a href="#">UCR</a> , <a href="#">UM</a> , <a href="#">UH</a> , <a href="#">UVC</a> , Kingston CO, <a href="#">SVC</a> , <a href="#">SVR</a> , <a href="#">SVLR</a> , <a href="#">RHTC</a> , <a href="#">RHTR</a> , <a href="#">RHTW</a> , <a href="#">MVC</a> , <a href="#">MVL</a> , <a href="#">MVR</a> , <a href="#">KVC</a> , <a href="#">KVL</a> , <a href="#">KVR</a>
Width:	<b>B</b>	15 ft. max.	10 ft. max.
Height:	<b>C</b>	12 ft. max.	8 ft. max.
Sign Area (B x C):		Per face 100 sf. max.	Per face 50 sf. max.

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