

Kitsap County 2025 Administrative Code Edits

Department of Community Development

Planning Commission Deliberations

May 6, 2025



UPDATED SECTIONS

Title 16 – Land Division and Development

Title 17 – Zoning

ANNUAL CODE EDITS

01

The edits are intended to move quickly through the adoption process.

02

Code always needs improving, and DCD should update on an annual basis.

03

More “substantive” edits may fall off the list to be addressed with another process.

PROJECT OBJECTIVES

- Eliminate or reduce conflicting or redundant provisions of code.
- Add clarity to existing sections of code.
- Consistency with State Law.
- Include code that may have been inadvertently missed in a previous update.
- Improve code predictability or implementation for applicants and staff.

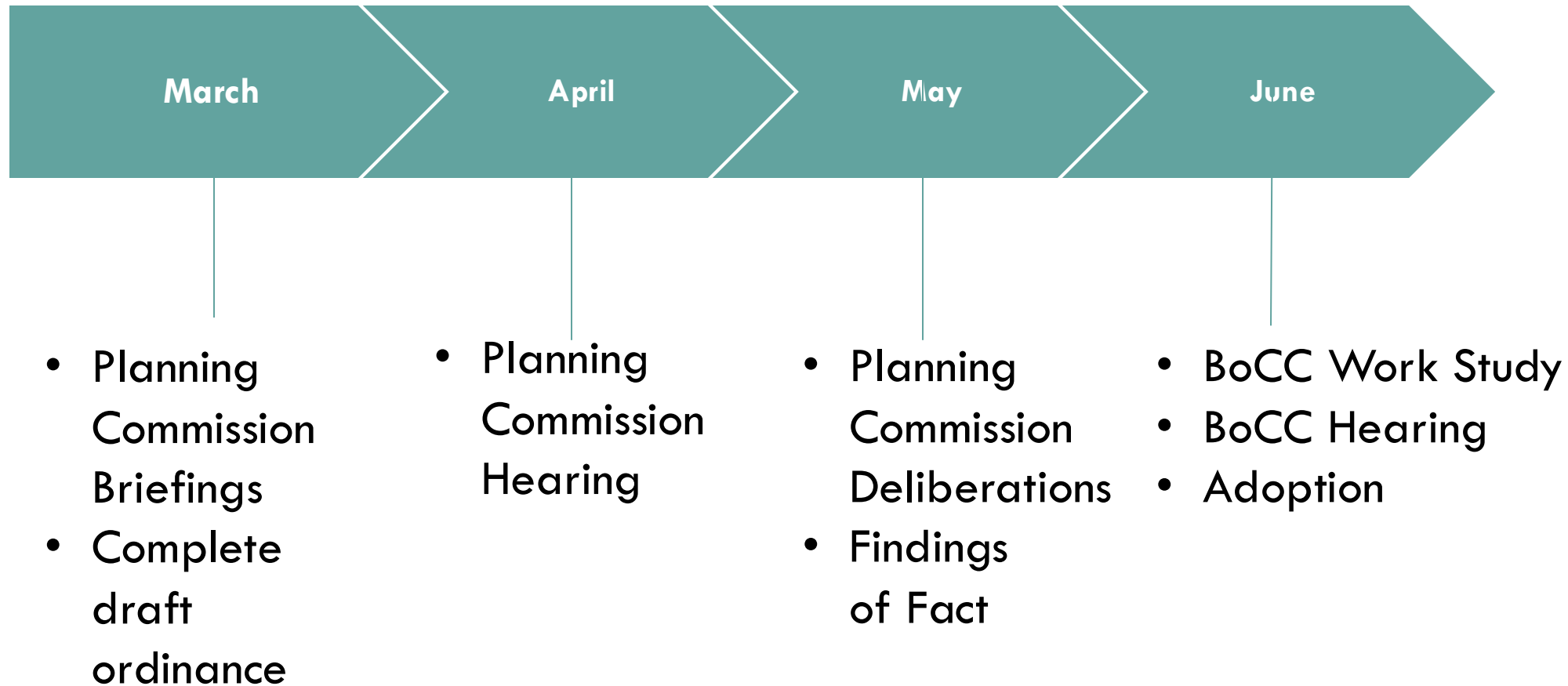
PLANNING COMMISSION DELIBERATIONS

- Review Summary of Changes Document
- See new "Staff Recommendation" column on right hand side
- May 20 – Planning Commission Findings of Fact

PUBLIC COMMENT

- 3-Week Public Comment Period March 25 – April 15
 - 1 comment received
- Comment Period extended by Planning Commission until April 26
 - 1 comment received
 - Comments forwarded to Planning Commission April 28

PROCESS / TIMELINE



TITLE 16 – LAND DIVISION AND DEVELOPMENT

Item #1 and #9 Tree Canopy Reference

After adoption of the tree canopy code in KCC 17.495, the subdivision chapter should reference these standards.

Tree canopy applies to land divisions of 4 or more lots/units.

2. If applicable, consistency with Tree Canopy Standards shall be demonstrated in accordance with KCC 17.495.

TITLE 17 – ZONING

Item # 2 & #3 Definitions

■ Definition of “School”

“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, ~~and Montessori schools,~~ and outdoor schools are included, as are satellite buildings of higher education colleges.

■ **NEW.** Include “Montessori Schools”

■ Definition of “Parking, Compact”

“Parking space, compact” or “compact parking space” means a permanently surfaced and marked area not less than eight feet wide and ~~eighteen~~ sixteen feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle.

TITLE 17 – ZONING

Item # 4 Allowed Uses – Storage, Vehicles and Equipment

- Add Use 549 “Storage, vehicles and equipment” to the Use Table'
- *NEW.* Recommend changing in Rural Industrial Zone from CUP to P
- *NEW.* Recommend requiring screening in Rural Commercial (RCO) zone, similar to Rural Industrial (RI) Zone.
- *NEW.* Recommend referencing exterior lighting standards.: "In all zones, proposals must meet exterior lighting standards in 17.420.030.C"

TITLE 17 – ZONING

Item # 5 Allowed Uses – Drinking Establishments

- Change "drinking establishment" from '~~AGUP~~' to 'P' in UVC zone

TITLE 17 – ZONING

Item # 6 Industrial Uses requiring a Public Hearing

- "Manufacturing, Heavy"
- "Recycling Centers"
- "Transshipment Facilities, including Docks, Wharves, Marine Rails, Cranes, and Barge Facilities"

TITLE 17 – ZONING

Item # 7 Performance Based Development

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; ~~0 feet for garages if an alley is provided.~~
3. Alleyway: 5 feet, 10 for garage
4. Facing common open space: 5 feet

TITLE 17 – ZONING

Item # 8 Parking

Senate Bill 6015 requires us to count both "unenclosed" and "enclosed" parking toward minimum parking requirement.

SF Detached Standard:

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.

1 additional space for accessory dwelling units or accessory living quarters.

~~1 garage space may count toward this requirement for multiple car garages~~

TITLE 17 – ZONING

Item # 10 Landscaping

Landscaping standards in Chapter 17.420 (Density, Dimensions and Design), should be moved into Chapter 17.500 (Landscaping)

TITLE 17 – ZONING

Item # 11 Sign Code

Commercial Zone Abbreviation
Incorrect:

Change reference to ~~CO~~-zone to C
zone in subsections E. F. and H.

FOR MORE INFORMATION

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