



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	Initial Staff Review and Reason for Change	Staff Recommendation for Deliberations	Planning Commission Recommendation
Title 16 – Land Division and Development						
1	Tree Canopy Referenced in Land Division Standards	16.24.040.F	<p>Along with the existing landscaping standards, reference tree canopy standards in section 16.24.040.F, as follows:</p> <p>F. Landscaping Requirements.</p> <p>1. Landscaping shall be provided at all entrances to the project development consistent with the landscaping standards of Chapter 17.500.</p> <p><u>2. If applicable, consistency with Tree Canopy Standards shall be demonstrated in accordance with KCC 17.495.</u></p> <p><u>2.3.</u> Street trees, landscaping and storm water consistent with Titles 12 and 17 shall be provided</p> <p>In addition to the above, add to subdivision submittal requirements in KCC 16.40.030.C, and short subdivision submittal requirements in KCC 16.48.020.C. as follows:</p> <p><u>A Landscaping Plan as applicable per KCC 17.500. If applicable, a Tree Canopy Protection Plan shall be provided as part of the Landscaping Plan in accordance with KCC 17.495.</u></p>	<p>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.</p> <p>Similar to general landscaping, a reference to the tree canopy code should be provided in the Land Division chapter (Title 16) for clarity for applicants and staff. Consistency with tree canopy standards must be demonstrated at time of preliminary plat, and can be included as part of the submitted Landscaping Plan. Similar to landscaping, the Tree Canopy Plan may be refined during the Site Development Activity Permit.</p>	Approve as recommended by staff	
Title 17 - Zoning						



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2	Directors Interpretation - Definition of "School"	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, and Montessori schools, and outdoor schools are included, as are satellite buildings of higher education colleges.	<p>Add "outdoor school" to definition to be consistent with Director's Interpretation from 2020: T17 - Similar Use Determination - Outdoor Schools.pdf</p> <p>Additionally, "Montessori" can be deleted because it is already covered by a preceding statement saying "private organization."</p>	<p><i>Retain "Montessori" schools, to avoid appears that the intent is to exclude from definition:</i></p> <p>"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.</p>	KCC 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 (such as a Montessori or Waldorf school). Business and trade schools and outdoor schools Montessori schools are included, as are satellite buildings of higher education colleges.
3	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 eighteen sixteen feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle.	Size of compact parking space in definitions KCC.110 is 8' x 18'. This conflicts with section 17.490 (8 x 16'). Section 17.490 prevails.	Approve as recommended by staff	



4	<p>Directors Interpretation -</p> <p>Allowed Uses – “Storage, Vehicles and Equipment”</p>	<p>17.410.042/17.410.044</p>	<p>Add Use 549 “Storage, vehicles and equipment” to the Use Table as Shown in Attachment ‘A’.</p> <p><i>Also add section to 17.415.527 for categorical use standards for Storage, vehicle and equipment</i></p>	<p>See Director’s interpretation: Microsoft Word - MMO - Formal DI - Storage of Vehicles and Equipment 12022024</p> <p>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.</p>	<p><i>Amend to change Storage, vehicles and equipment from a Conditional Use Permit (CUP) to a Permitted (P) in the Rural Industrial Zone (RI).</i></p> <p><i>Additional, in the “allowed use standards” in KCC 17.415.527, require screening in RCO zone, similar to the RI zone:</i></p> <p>C. In the Rural Industrial (RI) and Rural Commercial (RCO) zone, 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.</p> <p><i>Additionally, in the “allowed use standards” in KCC 17.415.527, add reference to lighting standards:</i></p> <p>D. In all zones, proposals must meet exterior</p>	
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					lighting standards in 17.420.030.C	
5	Allowed Uses – “Drinking Establishments”	17.410.044	Change "drinking establishment" from 'ACUP' to 'P' in UVC zone	<p>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. Currently, UVC is the only commercial zones that requires an ACUP.</p> <p>While staff indicated that this was a reasonable change, it was not brought forth with the 2024 amendments and deferred to 2025.</p>	Approve as recommended by staff	
6	Allowed Uses - Uses requiring CUP in Industrial Zone	17.410.044	<p>Within the Industrial Zone, change Use 524 “Manufacturing, Heavy” from ACUP to CUP</p> <p>Within the Industrial Zone, change Use 538 “Recycling Centers” from ACUP to CUP.</p> <p>Within the MRO Overlay (MRO), Business Park (BP) and Rural Employment Center (REC) zones, change Use 552 “Transshipment Facilities, including Docks, Wharves, Marine Rails, Cranes, and Barge Facilities” from P to CUP</p>	<p>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;</p> <p>Use 538 Recycling Centers should be a CUP in the IND zone;</p> <p>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.</p> <p>It can be assumed that the above uses typically have impacts and concerns to neighbors and the adjacent area and a public hearing and consideration of different conditions is appropriate.</p>	Approve as recommended by staff	



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7	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; 0 feet for garages if an alley is provided. 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.	Approve as recommended by staff	

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8	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	New state legislation (SB 6015) requires counties and cities 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.	Approve as recommended by staff	
			Residential			Section 1(1)(b) reads or RCW 36.70A.622 states: “(b) Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed;”		
			Single-Family (attached or detached)	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	2 per unit on site, 1 additional space per guest house, accessory dwelling unit or accessory living quarter. 1-garage space may count toward this requirement for multiple car garages	.		



ID	Topic	Kitsap Co. Code Section	Department Recommended Change	Initial Staff Review and Reason for Change	Staff Recommendation for Deliberations	Planning Commission Recommendation
9	Tree Canopy Referenced in Landscaping Chapter	17.500.020	<p>A. Landscape plans shall be neatly and accurately prepared, at a scale that will enable ready identification and recognition of information presented.</p> <p>B. The landscape plan shall show all existing landscaping to remain and be labeled accordingly.</p> <p>C. The landscape plan shall show existing vegetation to remain, including but not limited to mature trees, and be labeled accordingly. Site assessment of existing vegetation shall be performed in conformance with the Kitsap County Stormwater Design Man</p> <p><u>D. If applicable, the landscaping plan shall show trees to be retained and replaced, as well as tree density and credit calculations, in accordance with KCC 17.495 Tree Canopy.</u></p> <p>[...]</p>	<p>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.</p> <p>For additional clarity, the landscaping chapter of Kitsap County Code (KCC 19.500) should reference the Tree Canopy Code (KCC 19.495).</p>	Approve as recommended by staff	



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10	Modifications to Landscaping Requirements	17.420.030; 17.500.026	<p>Move language in 17.420 to the landscaping chapter (17.500) as follows:</p> <p><u>17.500.026 Modifications to Landscaping Requirements</u></p> <p><u>1. The director may require increased landscaping, screening and setbacks to minimize conflicts and improve compatibility with adjacent uses.</u></p> <p><u>2 The director may reduce landscaping, screening, and setback requirements:</u></p> <p><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></p> <p><u>b. Where the density of the proposed development is less than that permitted by the zone; or</u></p> <p><u>c. Where topographical or other site conditions provide natural screening and buffering.</u></p> <p><u>3. A reduction in landscaping/screening requirements may be approved by the director in conjunction with a joint landscape screening proposal</u></p>	Language regarding modification to landscaping standards is more appropriately located in landscaping chapter for clarity.	Approve as recommended by staff	
11	Correct Reference to Commercial Zone in Sign Code	17.510.100. E; 17.510.100. F; 17.510.100. H	Change reference to CO zone to <u>C</u> zone in subsections E. F. and H. See Attachment 'B'.	The sign code references the Commercial zone as "CO", which is a relic and should instead reference the "C" zone.	Approve as recommended by staff	



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) 17.130	RP 17.140	RW (2) 17.150	FRL 17.160	MRO 17.170	UR (5) 17.180	GB (5) 17.190	UL (5) 17.200	UCR (5) 17.210	UM (5) 17.220	UH (5) 17.230		
Categorical Use (1)(3)(4)														
INDUSTRIAL USES														
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
Zoning Classification (1)(3)(4)	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		



INDUSTRIAL USES															
549	Storage, vehicles and equipment	ACUP	--	--	--	--	C	ACUP *	--	P	C **	--	17.110.694, Storage, vehicles and equipment	* Use prohibited in the Waaga 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	

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	
Zoning Classification n (1)(3)(4)	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360E	TTEC 17.360E			
Categorical Use (1)(3)(4)	KVC	KVLR	KVR	MVC	MVLR	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR					
INDUSTRIAL USES																	
549	Storage, vehicles and equipment	--	-- *	--	--	-- *	-- *	See Chapter 17.700 Appendix F			--	-- *	-- *	P	P Indoor or 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

Monument Sign: Definition
A freestanding sign, generally having a low monolithic profile such that the sign has the appearance of a solid base.
Application
Typically used in entrances for single or multiple commercial or industrial tenants.



Allowable in the Following Zones			
All zones.			
Allowed Size by Zone			
Zones:		BC , BP , IND , RI , CO-C , RC , RCO , REC , TTEC , any zone within a Type III LAMIRD	RR , RP , RW , FRL , NC , UR , GB , UL , UCR , UM , UH , UVC , Kingston CO, SVC , SVR , SVLR , RHTC , RHTR , RHTW , MVC , MVLr , MVR , KVC , KVLr , KVR
Width:	B	15 ft. max.	10 ft. max.
Height:	C	12 ft. max.	8 ft. max.
Sign Area (B x C):		Per face 100 sf. max.	Per face 50 sf. max.