

1
2 **Section 2. General Procedural Findings. The Kitsap County Board of Commissioners**
3 **(Board) makes the following procedural findings:**

4
5 1. Public outreach regarding the proposed amendments was conducted through a
6 dedicated up-to-date web page, postings in the Kitsap Sun newspaper, and direct
7 notification to over 6,140 GovDelivery subscribers.
8

9 2. On May 19, 2026, during a regularly scheduled and properly noticed meeting, the
10 Planning Commission held a briefing to review the workplan for the code changes and
11 summarize proposed edits.
12

13 3. On May 26, 2026, a State Environmental Policy Act (SEPA) Determination of Non-
14 significance was issued for proposed amendments. A 14-day comment period concluded
15 on June 9, 2026.
16

17 4. On June 2, 2026 during a regularly scheduled and properly noticed meeting, the
18 Planning Commission held a work study session to review and discuss the proposed
19 amendments.
20

21 5. On XXX, 2026, a 60-day Notice of Intent to Adopt was sent to the Washington State
22 Department of Commerce as required by RCW 36.70A.106.
23

24 6. On June 16, 2026, following timely and effective public notification, the Planning
25 Commission held a public hearing to accept comments from interested parties.
26

27 7. On June 16, 2026 the written comment period closed with the Planning
28 Commission receiving X comments. A total of X public comments were received
29 throughout the duration of the project.
30

31 8. On July 21, 2026, during a regularly scheduled and properly noticed meeting, the
32 Planning Commission considered the proposed amendments, the testimony presented,
33 and the record, and made recommendations via approved motions during deliberations.
34

35 9. On July 21, 2026, during a regularly scheduled and properly noticed meeting, the
36 Planning Commission approved findings of fact, conclusions, and
37 recommendations regarding the proposed amendments and forwarded them to DCD for
38 consideration by the Kitsap County Board of County Commissioners.
39

40 10. On XXX, 2026, Kitsap County issued a Notice of Public Hearing for the Board of
41 County Commissioners in the legal publication of record regarding the content of the
42 proposed amendments.
43

44 11. On XXX 2026, following timely and effective public notification, the Board held a
45 public hearing to accept comments from interested parties.
46

1 12. On XXX, 2026, the written comment period closed with Board.
2

3 13. On XXX, 2026, during a regularly scheduled and properly noticed meeting, the Board
4 of County Commissioners considered the proposed amendments, ordinance, the
5 testimony presented, and the record. The Board moved to continue deliberations to
6 the XXX, 2026 Board of County Commissioners meeting.
7

8 14. On XXX, 2026, during a regularly scheduled and properly noticed meeting, the
9 Kitsap County Board of Commissioners continued deliberations and adopted the
10 Ordinance.
11

12 **Section 3. Substantive Findings related to the Comprehensive Plan. The Board of**
13 **County Commissioners (Board) makes the following findings:**
14

15 1. The proposed code amendments were developed with opportunities for public
16 participation and comment as required by GMA and the State Environmental Policy Act
17 (SEPA), chapter 43.21C RCW.
18

19 2. The proposed code amendments were developed according to, and are compliant
20 with, the requirements of GMA, chapter 36.70A RCW, the Countywide Planning Policies, the
21 Kitsap County Comprehensive Plan, Kitsap County Code, and other applicable laws and
22 policies.
23

24 3. The proposed code amendments are consistent with the Kitsap County
25 Comprehensive Plan by:
26

27 a. Eliminating or reducing conflicting provisions of code.
28

29 b. Adding clarity to existing sections of code without changing meaning or
30 intent of language.
31

32 c. Removing redundancy or regulation that is no longer applicable, or providing
33 for new state legislative requirements.
34

35 d. Creating more predictability and certainty in development standards and
36 the permit review process.
37

38 4. The proposed code amendments promote the public interest and welfare of the
39 citizens of Kitsap County.
40

41 **Section 4: Kitsap County Code Section 16.04.050 Applicability and exemptions, last**
42 **amended by Ordinance 637-2024, is amended as follows:**
43

44 **16.04.050 Applicability and exemptions**
45

46 The provisions of Chapters 16.40, Subdivisions; 16.48, Short Subdivisions; and 16.52, Large Lot

1 Subdivisions, shall apply to all divisions and redivisions of land for the purposes of sale, lease or
2 other transfer of ownership except:

3
4 A. A division of land for cemeteries and other burial plots while used for that purpose;

5
6 B. A division of land into lots or tracts, as follows: one-thirty-second of a section or larger, or
7 twenty acres or larger if the land is not capable of description as an aliquot part of a section. Lots
8 within a rural zoning designation may include, for the purposes of area calculation, the portion of
9 county right-of-way fronting the lot; said portion of county right-of-way shall be bounded by the
10 right-of-way centerline, the front property line and the side lot lines of the lot running
11 perpendicular to such centerline;

12
13 C. A division of land made by testamentary provision, or the laws of descent. Development of
14 such divisions of land is subject to the zoning regulations set forth at Title 17;

15
16 D. A division of land into lots, or tracts classified for industrial or commercial use when the
17 county has approved a binding site plan for the use of the land in accordance with this title;

18
19 E. A division for the purpose of lease when no residential structure other than mobile homes or
20 travel trailers is permitted to be placed upon the land when the county has approved a binding
21 site plan for the use of the land in accordance with local regulations;

22
23 F. A division of land into lots or tracts if: (1) Such division is the result of subjecting a portion of a
24 parcel or tract of land to either Chapter 64.32 or 64.34 RCW subsequent to the recording of a
25 binding site plan for all such land; (2) the improvements constructed or to be constructed
26 thereon are required by the provisions of the binding site plan to be included in one or more
27 condominiums or owned by an association or other legal entity in which the owners of units
28 therein or their owners' associations have a membership or other legal or beneficial interest; (3)
29 the county has approved the binding site plan for all such land; (4) such approved binding site
30 plan is recorded with the county auditor; and (5) the binding site plan contains thereon the
31 following statement:

32
33 All development and use of the land described herein shall be in accordance with this binding site
34 plan, as it may be amended with the approval of the county having jurisdiction over the
35 development of such land, and in accordance with such other governmental permits, approvals,
36 regulations, requirements, and restrictions that may be imposed upon such land and the
37 development and use thereof. Upon completion, the improvements on the land shall be included
38 in one or more condominiums or owned by an association or other legal entity in which the owners
39 of the units therein or their owners' associations have a membership or other legal or beneficial
40 interest. This binding site plan shall be binding upon all now or hereafter having any interest in the
41 land described herein.

42
43 The binding site plan may depict or describe the boundaries of the lots or tracts resulting from
44 subjecting a portion of the land to either Chapter 64.32 or 64.34 RCW. A binding site plan shall be
45 deemed to have been approved if the binding site plan was approved by the county pursuant to
46 Chapter 16.56;

47
48 G. A division made for the purpose of alteration by adjusting boundary lines, between platted or

1 unplatted lots or both, that does not create any additional lot, tract, parcel, site or division, nor
2 result in any lot, tract, parcel, site or division that contains insufficient area and dimension to
3 meet minimum requirements for width and area for a building site;

4
5 H. A division for the purpose of leasing land for facilities providing personal wireless services
6 while used for that purpose. For the purposes of this subsection “personal wireless services”
7 means any federally licensed personal wireless service; and “facilities” means unstaffed
8 facilities that are used for the transmission or reception, or both, of wireless communication
9 services including, but not necessarily limited to, antenna arrays, transmission cables,
10 equipment shelters, and support structures. The division shall comply with Kitsap County Code
11 Title 17 ‘Zoning’; and
12

13 I. A division of land into lots of less than three acres that is recorded in accordance with Chapter
14 58.09 RCW and is used or to be used for the purpose of establishing a site for construction and
15 operation of consumer-owner or investor-owned electric utility facilities. For purposes of this
16 subsection, “electric utility facilities” means unstaffed facilities, except for the presence of
17 security personnel, that are used for or in connection with or to facilitate the transmission,
18 distribution, sale, or furnishing of electricity including, but not limited to, electric power
19 substations. This subsection does not exempt a division of land from the zoning and permitting
20 laws and other regulations set forth in the Kitsap County Code. Furthermore, this subsection only
21 applies to electric utility facilities that will be placed into service to meet the electrical needs of a
22 utility’s existing and new customers. New customers are defined as electric service locations not
23 already in existence as of the date that electric utility facilities subject to the provisions of this
24 subsection are planned and constructed;

25
26 J. A division of land made for the purpose of transferring land to a governmental entity and/or
27 nonprofit land trust to accomplish any public purpose. The public purpose must confer a
28 significant benefit to the general public.
29

30 **Section 5: Kitsap County Code Section 17.110.318 Group Living, last amended by**
31 **Ordinance 637-2024, is amended as follows:**

32
33 **17.110.318 Group Living**

34
35 “Group living” means the residential occupancy of a structure that does not meet the definition
36 of family living. Generally, group living facilities have a common eating area for residents, and
37 residents may receive care or training. Group living includes the following:

- 38
39 A. Assisted living facility.
40
41 B. Boarding house, rooming house, ~~or~~ lodging house, or co-living.
42
43 C. Congregate care facility.
44
45 D. Dormitory.
46
47 E. Hospice.

- 1
- 2 F. Monastery or convent.
- 3
- 4 G. Independent living facility.
- 5
- 6 H. Shelter, nontransitory accommodation.
- 7
- 8 I. Skilled nursing care facility, memory care, convalescent or rest home.
- 9
- 10 J. Transitional housing (as defined by RCW 84.36.043(3)(c)).
- 11
- 12 K. Permanent supportive housing (as defined by RCW 36.70A.030(31)).
- 13

14 **Section 6: Kitsap County Code Section 17.110.504 Multiple-Family, last amended by**
15 **Ordinance 637-2024, is amended as follows:**

16
17 **17.110.504 Multiple-Family**

18
19 “Multiple-family” means a building or portion thereof containing three or more dwelling units
20 constructed with units above other units; ~~or side-by-side units, and designed for occupancy by~~
21 ~~three or more families.~~

22
23 **Section 7: Kitsap County Code Section 17.415.115 Club, last amended by Ordinance**
24 **611-2022, is amended as follows:**

25
26 In rural protection (RP), rural residential (RR), or parks (P) zone, all buildings and activities shall
27 be set back a minimum of fifty feet ~~from a side or rear lot line. In all other zones, the minimum~~
28 ~~setback shall be and~~ thirty-five feet ~~in all other zones from a side or rear lot line.~~ All such uses
29 shall access directly to a county right-of-way determined to be adequate by the county engineer
30 and be able to provide access without causing traffic congestion on local residential streets. Any
31 such use shall not be materially detrimental to any adjacent (existing or future) residential
32 development due to excessive traffic generation, noise, light or other circumstances. The
33 director may increase setback, buffer and landscaping standards or impose other conditions to
34 address potential impacts.

35
36 **Section 8: Kitsap County Code Section 17.415.395 Places of Worship, last amended**
37 **by Ordinance 611-2022, is amended as follows:**

38
39 In the rural protection (RP) or rural residential (RR) zones, all buildings and activities shall be set
40 back a minimum of fifty feet ~~from a side or rear lot line. In all other zones, the minimum setback~~
41 ~~shall be and~~ thirty-five feet ~~in all other zones from a side or rear lot line.~~ All such uses shall access
42 directly to a county right-of-way determined to be adequate by the county engineer and be able to
43 provide access without causing traffic congestion on local residential streets. Any such use shall
44 not be materially detrimental to any adjacent (existing or future) residential development due to
45 excessive traffic generation, noise, light or other circumstances. The director may increase

1 setback, buffer and landscaping standards or impose other conditions to address potential
 2 impacts.

3
 4 **Section 9: Kitsap County Code Section 17.420.052 Rural, resource, and urban**
 5 **residential zones density and dimensions table, last amended by Ordinance 637-**
 6 **2024, is amended as follows:**

7
 8 **17.420.052 Rural, resources, and urban residential zones density and dimensions table**
 9

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB	UL (5)(33) (25)	UCR (5)(25)	UM (5)	UH (33)(55)
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (18)	1 (18)	5 (3)	5 (3)	10	19
Max. density (du/acre)	1 du/5 acres	1 du/10 acres	1 du/20 acres	1 du/40 acres	0 (19)	5, up to 10 in Gorst (18)(53)	4 (18)	9/14 (59)	9	30	60
Min. lot size (63)	5 acres	10 acres	20 acres	40 acres	20 acres (30)	5,800 s.f./1,200 for attached housing	5,800 s.f./1,200 for attached housing	2,400 s.f./1,200 for attached housing	2,400 s.f./1,200 for attached housing	NA	NA

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB	UL (5)(33) (25)	UCR (5)(25)	UM (5)	UH (33)(55)
Max. lot size	NA	NA	NA	NA	NA	NA	NA	9,000 s.f. (25)	9,000 s.f. (25)	NA	NA
Min. lot width (feet) (63)	140	140	140	140	60 (31)	60/20 for attached housing	60/20 for attached housing	40/20 for attached housing	40/20 for attached housing	NA	NA
Min. lot depth (feet) (63)	140	140	140	140	NA	60	60	60	60	NA	NA
Max. height (feet) (37)(40)(50)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35	35	35	35	45 (17)	55 (17)
Max. impervious surface coverage	NA	NA	NA	NA	NA	50%, up to 55% in Gorst (53)	40%	NA	NA	85%	85%

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB	UL (5)(33) (25)	UCR (5)(25)	UM (5)	UH (33)(55)
Max. lot coverage	NA	NA	NA	NA	NA	50%, up to 55% in Gorst (53)	40%	NA	NA	85%	NA
Setbacks (34)(35)(48)											
Min. front (feet) (41)(42)(43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20, 15 in Gorst (29)(54)	20 for garage or carport; 10 for habitable area (29)	20 for garage or carport; 10 for habitable area (29)	20 for garage or carport; 10 for habitable area (29)	10 for multifamily; for single-family: 20 for garage or carport, 10 for habitable area (29)	10 for multifamily; for single-family: 20 for garage or carport, 10 for habitable area (29)
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. side (feet) (42)(43)	20 feet; 5 feet for accessory	20 feet; 5 feet for accessory	20 (29)	20 (29)	NA	0 feet for attached housing, 5	0 feet for attached housing, 5	0 feet for attached housing, 5	0 feet for attached housing, 5	0 feet for attached housing, 5 feet for detached	0 feet for attached housing, 5 feet for detached

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB	UL (5)(33) (25)	UCR (5)(25)	UM (5)	UH (33)(55)
	structures (29)	structures (29)				feet for detached housing, 20 for a garage or carport if that side opens onto a street or alley (29)	feet for detached housing, 20 for a garage or carport if that side opens onto a street or alley (29)	feet for detached housing, 20 for a garage or carport if that side opens onto a street or alley (29)	feet for detached housing, 20 for a garage or carport if that side opens onto a street or alley (29)	d housing, 20 for a garage or carport if that side opens onto a street or alley (29)	d housing, 20 for a garage or carport if that side opens onto a street or alley (29)
Min. rear (feet) (42)(43)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10, 15 in Gorst (29)(54)	10, 20 for a garage or carport if that side opens onto a street or alley (29)	10, 20 for a garage or carport if that side opens directly onto a street or alley	10, 20 for a garage or carport if that side opens directly onto a street or alley	10, 20 for a garage or carport opening onto a street or alley (29)	10, 20 for a garage or carport if that side opens onto a street or alley (29)

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB	UL (5)(33) (25)	UCR (5)(25)	UM (5)	UH (33)(55)
								alley (29)	(28)(29)		

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Section 10: Kitsap County Code Chapter 17.440 Master Planning is repealed.

Section 11: Kitsap County Code Section 17.495.020 Applicability, last amended by Ordinance 637-2024, is amended as follows:

17.495.020 Applicability

- A. Tree canopy requirements shall apply to commercial uses, 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.
- B. Tree canopy shall be determined based on the required tree density of a property expressed as tree units per acre.
- C. Trees or vegetation required by other regulations (e.g., landscaping, critical area buffers) may count towards these standards.
- D. Retention of trees greater than eighteen inches at diameter breast height (DBH) is encouraged.
- E. Tree retention is preferred to tree replacement.

Section 12: Kitsap County Code Section 17.495.030 Tree Density Requirements by Land Use Zone, last amended by Ordinance 637-2024, is amended as follows:

17.495.030 Tree Density Requirements by Land Use Zone

- A. A minimum tree density, expressed as a tree unit credit per acre, shall be maintained on the gross acreage of the lot as specified in Table 17.495.030-1. Only healthy trees can count toward the required minimum tree density per Table 17.495.030-2. If the number of trees required includes a fraction of a tree, any amount equal to or greater than one-half shall be rounded up. Tree density

- 1 may be achieved through use of the replacement or retention standards of this chapter, or a
- 2 combination of replacement and retention.

Table 17.495.030-1 Minimum Tree Unit Credits by Land Use Zone

Comprehensive Plan Land Use Designation	Land Use Zone	Tree Unit Credits per Gross Acre^{1,2}
Urban Low Residential	Urban Restricted	20
	Urban Low Residential	
	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	
Urban High Intensity Commercial	Commercial	10
	Regional Center	
	Low Intensity Commercial	

3 ¹ Example: To calculate the minimum tree unit credits for a seven thousand five hundred square
 4 foot lot in the ULR zone: $7,500/43,560 \times 20 = 3.44$, rounded down to three.

5 ² Trees growing on a property line shall count towards the tree credits listed.

6

7 B. The following process shall be used for calculating the required minimum tree unit credits. The
 8 required tree credits shall be multiplied by the gross acreage of the lot.

9

10 C. Tree density requirements for a lot can be met by trees located within shoreline jurisdiction,
 11 critical areas, and their associated buffers. Tree management and protection within critical areas
 12 and their buffers are regulated by Title 19, Critical Areas Ordinance, and trees within shoreline
 13 jurisdiction are regulated by the shoreline master program.

14

15 D. Lots under development subject to the tree density requirements of Table 17.495.030-1 shall
 16 meet the required minimum tree density through the planting of replacement trees and/or by
 17 retaining existing on-site trees.

18 E. “Diameter at breast-height (DBH)” means the diameter of a tree trunk measured at four and
 19 one-half feet above average grade. DBH is used in determining the diameter of existing trees. For
 20 trees located on a slope, the diameter is measured from the average of the highest and lowest
 21 ground points or, on very steep slopes where this is not possible, the lowest practical point on the
 22 uphill side. Where a tree splits into several trunks close to ground level, the DBH for the tree is the
 23 square root of the sum of the DBH for each individual stem squared (example with three stems:
 24 $DBH = \text{square root} [(stem1)^2 + (stem2)^2 + (stem3)^2]$).

25

26 F. Existing on-site tree unit credits shall be calculated according to Table 17.495.030-2.

Table 17.495.030-2 Credit Values for Existing and Replacement Trees

Tree Category (DBH ¹ or Size)	Tree Unit Credit (per Tree)
Existing healthy trees between 1" and up to 8" DBH	1
Existing larger than 8" and up to 12" DBH	1.5
Existing larger than 12" and up to 18" DBH	2
Existing larger than 18" and up to 24" DBH	3
Existing larger than 24" and up to 36" DBH	4.5
Existing larger than 36" DBH	5.5
Existing groves of three or more trees, each with DBH larger than 8" DBH	6.5
Replacement 2-inch caliper deciduous or broadleaf tree	1
Replacement 6-foot-tall evergreen, conifer tree	1

1 ¹ Diameter at breast height (DBH) is used in determining the diameter of existing trees. For example:
 2 On a seven thousand five-hundred-square-foot lot in ULR zone (three credits needed) with one
 3 twenty-four-inch DBH tree, one twelve-inch DBH tree, and two six-inch DBH trees, the minimum
 4 tree unit credits are met by retaining the twenty-four-inch DBH tree only, or retaining the twelve-inch
 5 DBH tree and **one both** of the six-inch DBH trees, or remove all trees on site and plant **six-three** new
 6 deciduous or three new conifers to meet the minimum tree density units for the lot.

7

8 **Section 13: Kitsap County Code Section 17.530.060 Regulations for tower-based**
 9 **wireless communication facilities, last amended by Ordinance 570-2019, is**
 10 **amended as follows:**

11

12 **17.530.060 Regulations for tower-based wireless communication facilities**

13

14 A. Development Regulations. Except as provided in subsection (B) of this section, "Development
 15 Regulations in the Public Right-of-Way (ROW)," and in addition to Section 17.530.040, "General
 16 development standards," the following applies to all tower-based wireless communication facilities
 17 (facilities) for which an ACUP or CUP is required.

18

19 1. Modification or Collocation.

1
2 a. New tower-based facilities that exceed sixty feet in height and require a CUP are
3 prohibited unless a propagation study shows coverage or capacity gaps cannot be
4 filled through other means. Technical evidence shall demonstrate the inability to fill
5 coverage or capacity gaps through related equipment, such as repeaters or
6 antennas installed on existing structures to extend or infill service.
7

8 b. A new tower-based facility that requires a CUP and is within one mile of an
9 existing wireless support structure may not exceed forty feet in height unless
10 collocation has been actually and reasonably considered and, despite good-faith
11 efforts, the nontower facility cannot be accommodated on an existing structure or
12 building for one of the following reasons, or cannot be sited on land owned and
13 maintained by the county:
14

15 i. The proposed antenna and related equipment exceeds the structural
16 capacity of the existing building, structure or tower.
17

18 ii. The proposed antenna and related equipment causes radio frequency
19 interference with other existing equipment for that existing building,
20 structure, or tower and the interference cannot be prevented.
21

22 iii. The existing buildings, structures, or towers do not have adequate
23 location, space, access, or height to accommodate the proposed
24 equipment or to allow it to perform its intended function.
25

26 iv. An agreement could not be reached with the owner of such building,
27 structure, or tower after a good-faith effort.
28

29 2. Location.

30
31 a. The location of a tower-based facility that exceeds sixty feet in height and
32 requires a CUP shall be necessary to provide coverage or capacity for the gap shown
33 in the propagation study for the service area.
34

35 b. The location shall be the least visually intrusive to the surrounding community or
36 shall be the only viable location to provide coverage or capacity for a gap shown in a
37 propagation study, when required through Section 17.530.030(E)(3).
38

39 3. Height.

40 a. A tower-based facility shall be constructed to:
41

42
43 i. The minimum functional height when applicable. A propagation study,
44 when required through Section 17.530.030(E)(3), will state a minimum
45 functional height necessary for a tower-based facility to fill a gap in coverage
46 or capacity.
47

1 ii. Not exceed forty feet taller than surrounding tree height.

2
3 iii. Not exceed two hundred feet.

4
5 b. Tower-based facilities over forty feet in height shall be equipped with an anti-
6 climbing feature.

7
8 4. Related Equipment.

9
10 a. Ground-mounted related equipment associated, or connected, with a tower-
11 based facility must be placed underground, or enclosed and screened through
12 stealth technology or fencing and landscaping in a screening buffer. The buffer
13 requirement shall be contained in a recorded easement. Vegetation shall not be
14 removed without approval by the department of community development. Fencing
15 shall be a nonobtrusive material such as a dark coated chain link to blend in with
16 the surroundings.

17
18 b. All related equipment, utility buildings and accessory structures shall be
19 architecturally and aesthetically designed to blend into the environment in which
20 they are situated and meet the minimum setback requirements of the underlying
21 zone.

22
23 5. Signs. Tower-based facilities shall post an easily visible emergency contact sign. The
24 sign shall include the name and phone number for a point of contact in case of an
25 emergency. No other sign is allowed except those required by the FCC or other federal or
26 state agencies.

27
28 6. Use of Property and Setbacks.

29
30 a. Sole Use. A tower-based facility may be allowed as the only use on a parcel if:

31 i. The parcel is at least six thousand square feet; and

32
33 ii. The distance between the base of the tower-based facility and the
34 nearest property line is at least one hundred ten percent of the proposed
35 height of the tower-based facility.

36
37
38 b. Combined Use. A tower-based facility may be allowed with an existing use, or on
39 a vacant parcel in combination with another use, subject to the following minimum
40 conditions:

41 i. The nonfacility use on the property is any allowed use in the zone, ~~except~~
42 ~~residential~~, and need not be affiliated with the facility.

43
44 ii. The lot:

45 (a) Complies with the dimensional requirements of the zone; and
46
47

1
2 (b) Is sufficiently sized to accommodate the tower-based facility
3 and any equipment buildings, security fences, buffers and setbacks.
4

5 iii. The minimum distance between the base of a tower-based facility and
6 the nearest property line is at least one hundred ten percent of the proposed
7 tower-based facility height or the minimum setback of the underlying zone,
8 whichever is greater.
9

10 7. Leasehold Division of Property
11

12 a. Subject to meeting all other requirements of this chapter an applicant may divide
13 land in accordance with RCW 58.17.040(8) to prepare a leasehold interest in
14 property where a wireless communications facility (WCF) is proposed. Such division
15 shall be a Type 1 permit action by DCD. A leasehold division may result in a parcel
16 exempt from minimum lot sizes established by KCC 17.420, provided:
17

18 i. The owner provides a binding assurance that the leasehold parcel shall be
19 aggregated with one or more of the other parcels that were modified by the
20 leasehold division, upon (a) denial of land use approval required by KCC
21 Chapter 17.530, (b) revocation of such land use approval, or (c)
22 abandonment of use of the leasehold parcel;
23

24 ii. All other requirements, including but not limited to, KCC titles 17 Zoning,
25 18 Environment, 19 Critical Areas Ordinance, 21 Land Use and Development
26 Procedures, and 22 Shoreline Master Program shall apply to the leasehold
27 parcel; and
28

29 iii. A legally enforceable document, such as a covenant, shall be recorded.
30 The document shall prescribe the enforceability of the leasehold parcel
31 conditions.
32

33 78. Screening, Landscaping, and Fencing.
34

35 a. A tower-based facility disguised through stealth technology as a tree, natural
36 feature, or structure (e.g., silo, church steeple, or clock tower) that is compatible
37 with its surroundings and meets the requirements of Section 17.530.040(B), "Visual
38 Appearance," shall be exempt from the tower screening requirements in
39 subsections (A)(7)(b) and (d) of this section. Related equipment screening
40 requirements still apply.
41

42 b. Tower-based facilities shall be screened with landscaping or other screening
43 features. This requirement applies to all associated equipment shelters, cabinets,
44 and other ground-mounted related equipment.
45

46 c. Existing trees, shrubs, and other vegetation shall be preserved to the maximum
47 extent possible. Removal of existing vegetation requires prior approval from the

1 department. Existing vegetation used to screen shall provide, through size and
2 density, adequate, long-term screening. The existing vegetative buffer shall surround
3 the entire facility and be at least five feet wide.
4

5 d. Screening shall maximize coverage and visually cover at least seventy-five
6 percent of the height of the tower-based facility. Recommended species for
7 screening of tower-based facilities include Douglas fir, big leaf maple, and western
8 red cedar. Planting height shall be at least six feet for an evergreen tree or two-inch
9 caliper for a deciduous tree. Deciduous trees shall not exceed twenty-five percent
10 of the trees used for screening. An analysis of the site potential tree height at fifty
11 years (SPTH (50)), based on soil types, is required.
12

13 e. The department may require additional screening to adequately screen adjacent
14 residential properties based on site-specific conditions.
15

16 f. The department may allow a combination of existing vegetation, topography,
17 walls, decorative fences or other features instead of landscaping. The combination
18 of features must:
19

20 i. Achieve the same degree of screening.
21

22 ii. Be consistent with surrounding vegetation.
23

24 iii. Not obstruct or interfere with the use of the ROW or county work.
25

26 g. Screening requirements shall be recorded as a covenant running with the
27 permit.
28

29 **89.** Access Road. Tower-based facilities shall provide adequate emergency and service
30 access to the facility. An access road, turnaround space and parking shall be provided. The
31 access must:
32

33 a. Maximize to the extent practicable the use of existing public or private roads.
34

35 b. Match road grades to natural contours to minimize visual disturbance, soil
36 erosion, and stormwater impacts.
37

38 c. Where the access road is not owned by the applicant, a copy of an easement
39 authorizing the use of the access road shall be submitted to the county.
40

41 **910.** Parking. One tower-based facility requires at least one off-street parking space.
42

43 **10-11.** Future Use. A proposed tower-based facility shall be designed structurally,
44 electrically, and in all respects to accommodate both the proposed antennas and
45 comparable antennas in the future.
46

1 B. Development Regulations in the Public Right-of-Way (ROW). The following additional
2 regulations apply to all tower-based facilities located in the ROW. If any conflict exists between
3 these regulations and those elsewhere in this chapter, the regulations herein shall control.
4

5 1. Location.
6

7 a. All facilities located in the right-of-way shall be located, designed, and installed
8 to match the pole placement and bolt pattern identified by Kitsap County public
9 works design standards.
10

11 b. Tower-based facilities are prohibited from locating in the ROW in front of the
12 facade of any structure facing the ROW.
13

14 c. Tower facilities and related equipment in the ROW shall not cause any physical
15 or visual obstruction to pedestrian or vehicular traffic, create safety hazards to
16 pedestrians and/or motorists, or inconvenience public use of the ROW.
17

18 d. All equipment exceeding four inches above the ground shall be placed outside
19 of the clear zone or mitigated in accordance with the current edition of the County
20 Road Standards. Ground-mounted related equipment, walls, or landscaping shall
21 be located at least eighteen inches from the face of the curb, sidewalk or paved
22 pathway.
23

24 e. Unless approved by the county engineer, ground-mounted related equipment is
25 prohibited in a ROW when:
26

27 i. The ROW width is fifty feet or less.
28

29 ii. Exclusively single-family residential lots front both sides of the street.
30

31 2. Height. Tower-based facility height in the ROW shall not exceed forty feet.
32

33 3. Design Requirements. Ground-mounted related equipment that cannot be placed
34 underground shall be screened, to the fullest extent possible, through the use of
35 landscaping or other decorative features.
36

37 4. Construction – Time, Place and Manner. The county shall determine the time, place and
38 manner of construction, maintenance, repair and/or removal of all tower-based facilities in
39 the ROW based on public safety, traffic management, physical burden on the ROW, and
40 related considerations. All work shall be performed at the applicant’s expense.
41

42 5. Tree Trimming. Tree trimming around facilities shall comply with industry standards.
43 Tree trimming activities that impact traffic require a traffic control plan approved by the
44 department of public works. Trimming that involves a wireless support structure requires
45 submittal of written permission from the owner of the structure to the county. The county
46 shall not be liable for any damages, injuries, or claims arising from the applicant’s actions
47 under this subsection.

1
2 **Section 14: Kitsap County Code Section 17.570.040 Nonconforming Structures, last**
3 **amended by Ordinance 534-2016, is amended as follows:**

4
5 **17.570.040 Nonconforming Structures**
6

7 When, before the effective date of the adoption or amendment of the applicable regulation. A
8 lawful structure existed that would not be permitted by the regulations thereafter imposed by this
9 title, or amendments thereof, the structure may be continued so long as it remains otherwise
10 lawful, and shall be deemed a nonconforming structure.

11
12 A. A structure nonconforming to the dimensional standards of this title may not be altered or
13 enlarged in any manner unless such alteration or enlargement would bring the structure into
14 conformity with the requirements of the zone in which it is located; provided structural change may
15 be permitted when required to make the structure safe for occupancy or use, provided structural
16 enlargements may be allowed in conformity with the setback requirements of the zone in which it is
17 located, and provided structural enlargements may be allowed if they would not further violate
18 setback requirements; and provided further, that a nonconforming mobile home may be replaced
19 notwithstanding the setback and density provisions of this title, so long as the structure does not
20 further encroach upon any required yard.

21
22 B. If a nonconforming structure is destroyed by any cause, it shall be allowed to be reconstructed
23 as a nonconforming structure up to the same size (total square footage of structure, square footage
24 of footprint of the building and height) and appearance; provided, however, the director has the
25 discretion to allow a different appearance if he finds that it would be more compatible with the zone
26 in which it is located. A complete application for such reconstruction must be filed with the
27 department within a one-year period from the date the structure was destroyed. When requested
28 by the applicant, the replacement square footage of a mobile or manufactured home under this
29 section may be exceeded by no greater than 10% in size if they can demonstrate they meet the
30 variance criteria noted in 17.105.010.

31
32 C. A mobile home and/or single-family residence located on a legal nonconforming lot may be
33 replaced if destroyed.

34
35 D. Notwithstanding the foregoing provisions, if a nonconforming structure presents a public
36 health, safety or welfare hazard, it may not be considered a legal nonconforming structure.
37

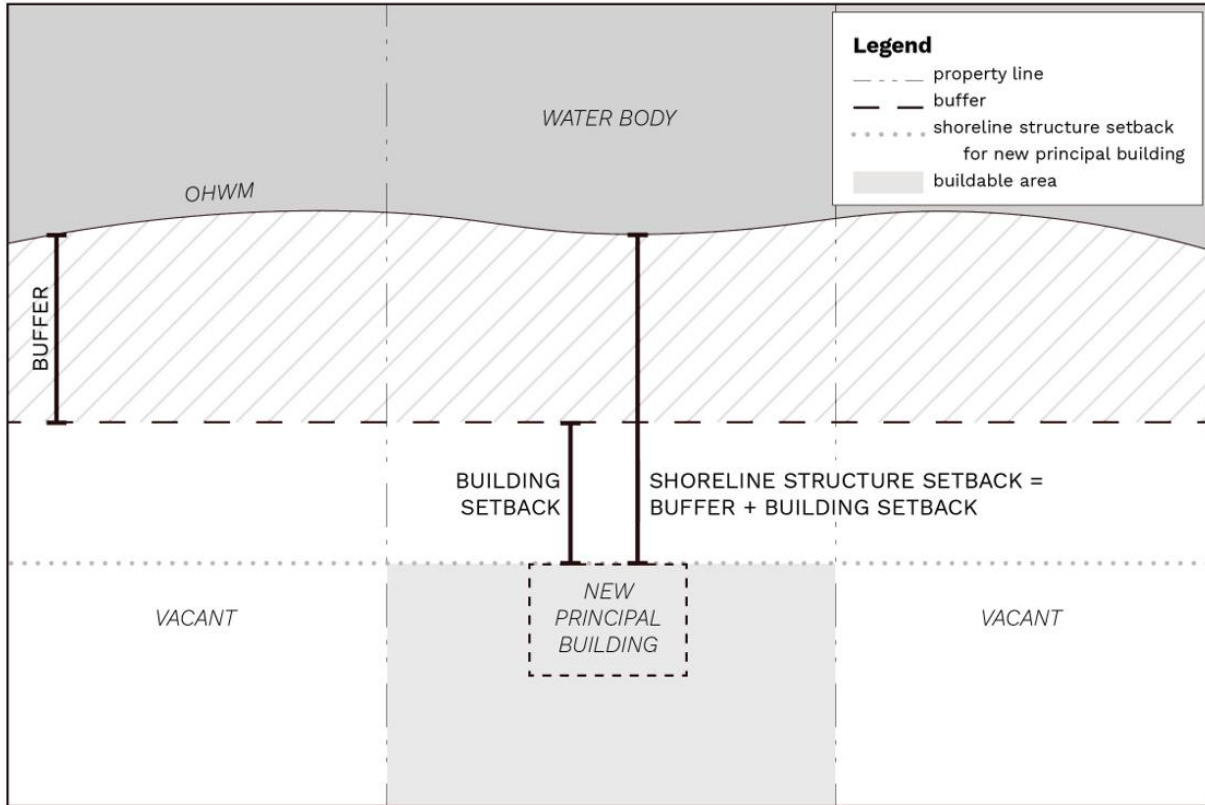
38 **Section 15: Kitsap County Code Section 22.400.135 View Blockage, last amended by**
39 **Ordinance 598-2021, is amended as follows:**

40
41 **22.400.135 View Blockage**
42

43 A. In order to protect water views, all principal buildings, and all additions to a principal building,
44 shall be located to maintain the minimum shoreline structure setback line. All such buildings must
45 also be designed not to significantly impact views from principal buildings on adjoining and
46 neighboring property or properties including reconstruction of existing principal buildings allowed
47 per Section [22.400.100\(B\)](#). The shoreline structure setback line for the purpose of this subsection is

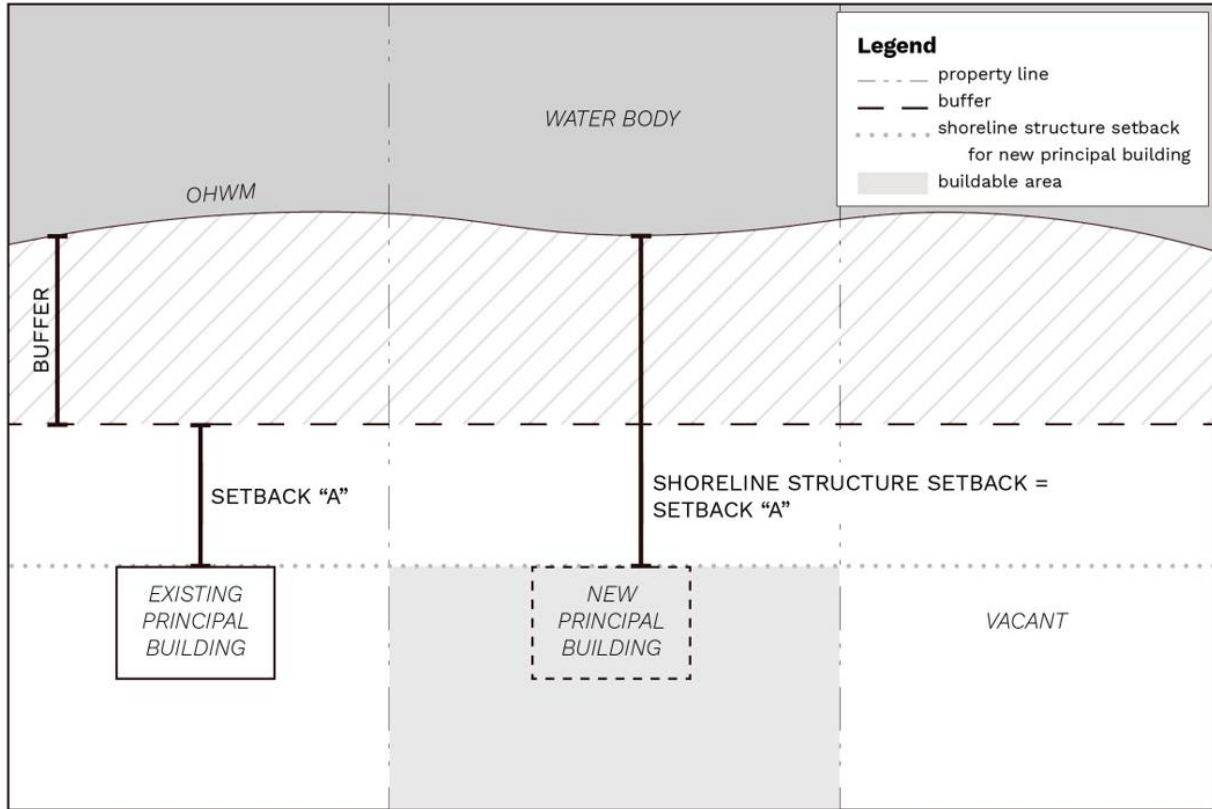
1 based on the location of the principal building(s) at the time of a permit for a new principal building,
2 and shall be determined as follows:

3
4 1. No Adjacent Principal Buildings. Where there are no adjacent principal buildings, the
5 shoreline structure setback line shall be the vegetation conservation buffer and setback
6 specified in Section 22.400.120. See Figure 22.400.135(A)(1).

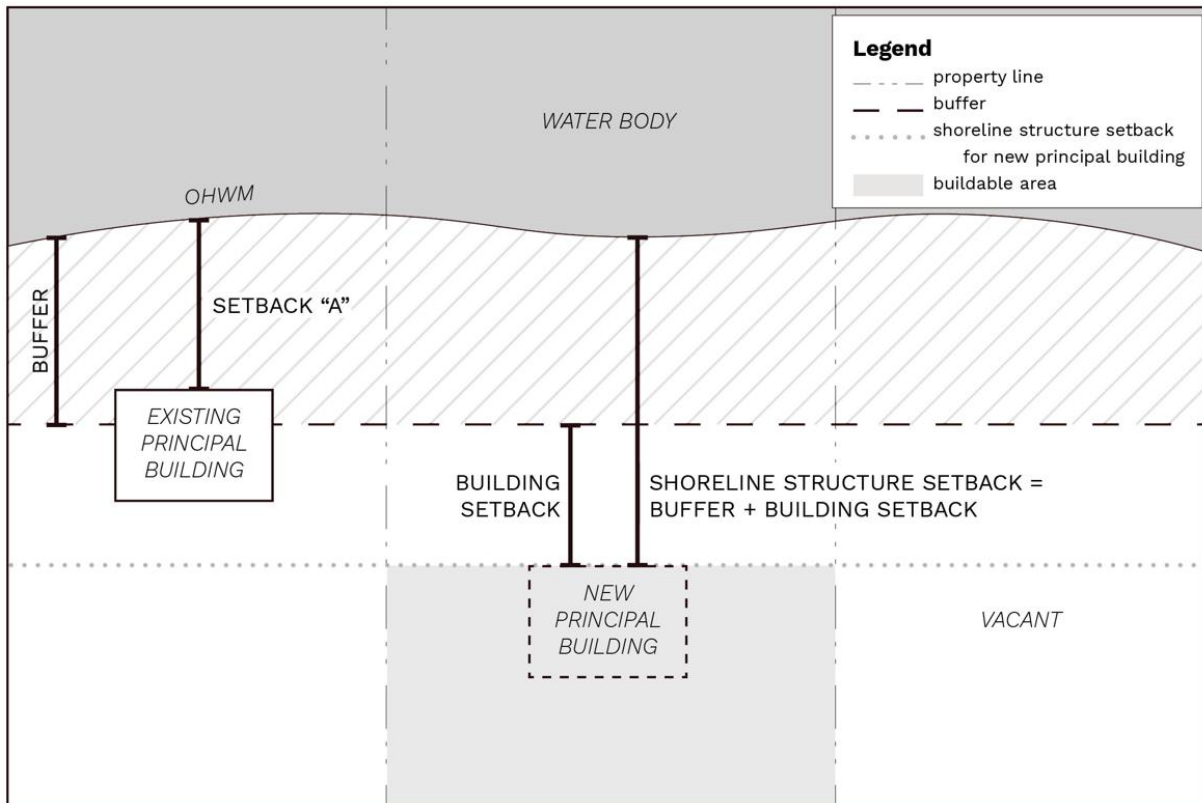


7
8 **Figure 22.400.135(A)(1)**
9 **Buffer and shoreline structure setback with no adjacent structure.**

10
11 2. Adjacent Principal Building on One Side. Where there is an adjacent principal building
12 on one side, the shoreline structure setback line shall be a distance no less than that of the
13 adjacent principal building to the shoreline or the buffer and setback specified elsewhere in
14 this program, whichever is greater. See Figures 22.400.135(A)(2)(a) and 22.400.135(A)(2)(b).



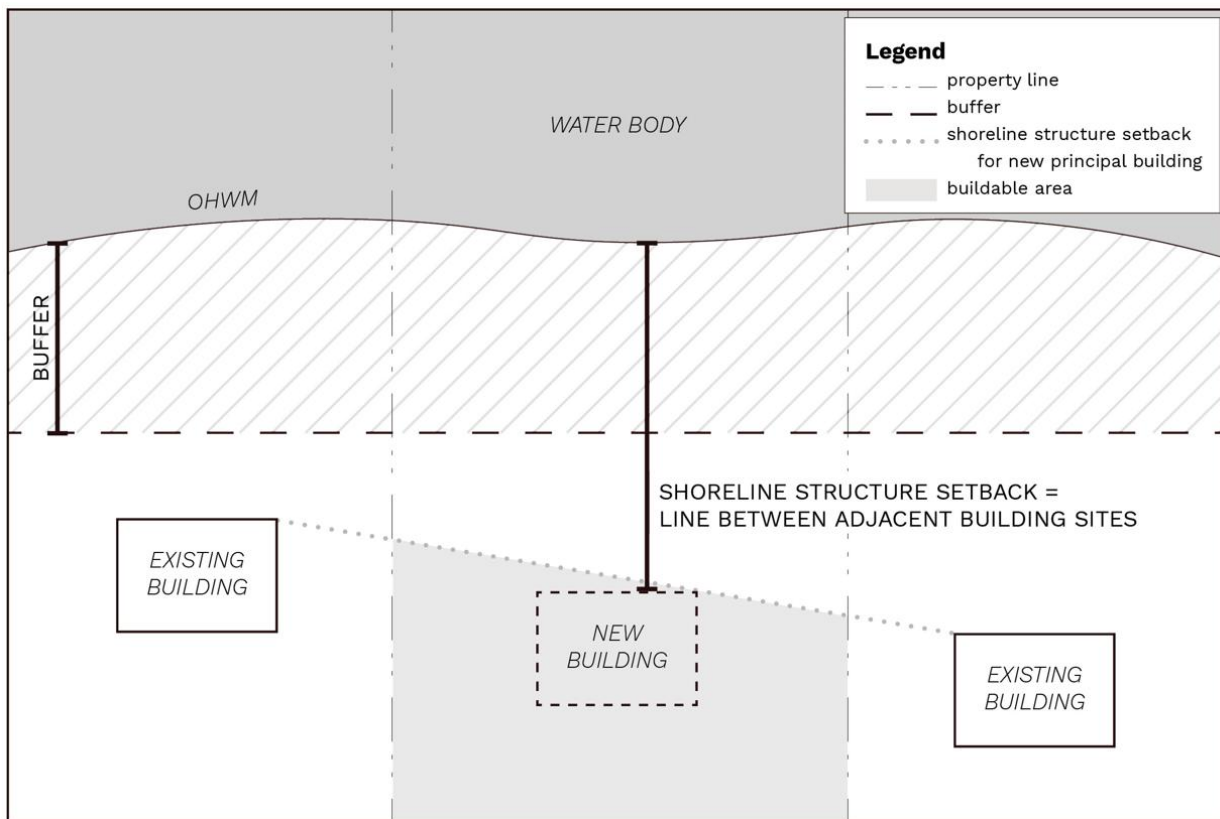
1
 2 **Figure 22.400.135(A)(2)(a)**
 3 **Buffer and shoreline structure setback with adjacent structure landward of buffer on one side.**



4

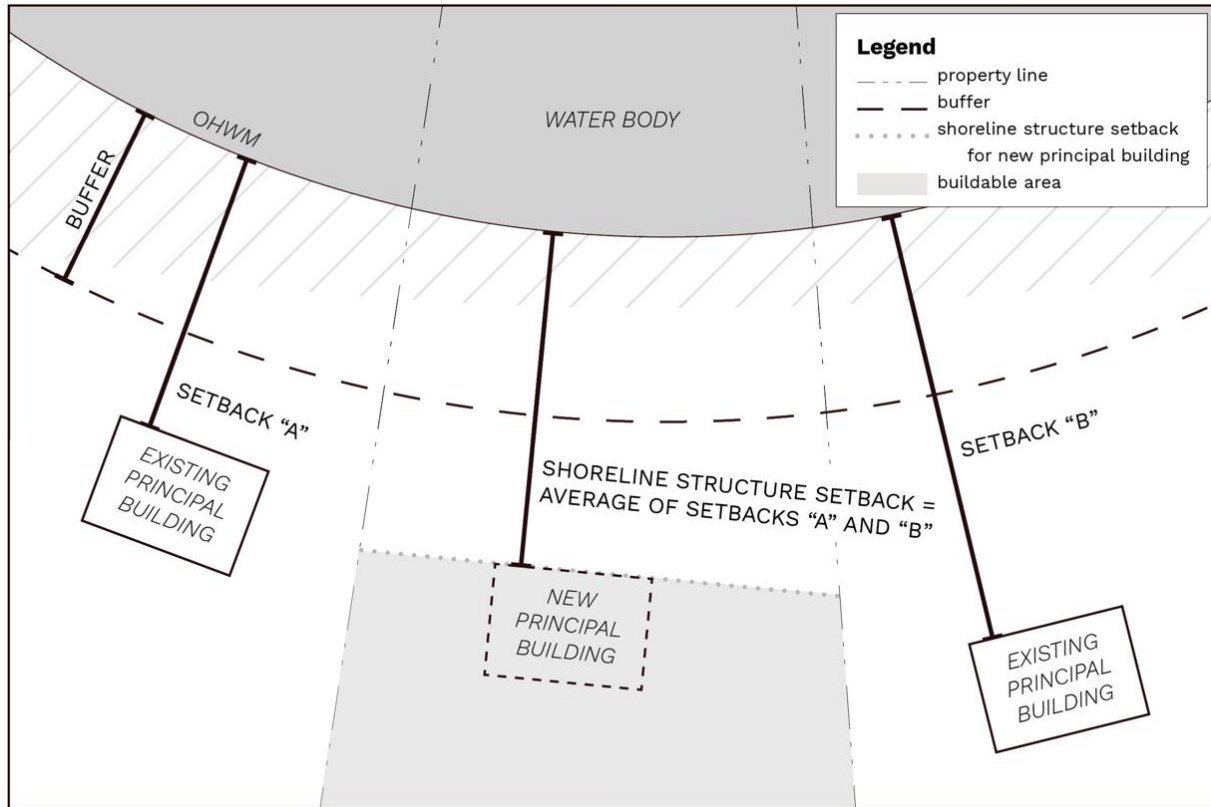
1 **Figure 22.400.135(A)(2)(b)**
 2 **Buffer and shoreline structure setback with adjacent primary structure within buffer on one**
 3 **side.**

4
 5 3. Adjacent Principal Buildings on Both Sides on a Linear Shoreline. Where there are
 6 adjacent principal buildings on both sides of the proposed structure on a linear shoreline
 7 (not along a peninsula or cove), the shoreline structure setback line shall be determined by
 8 a stringline setback or the buffer and setback specified elsewhere in this program,
 9 whichever is greater. A “stringline setback” means a straight line drawn between the points
 10 on the primary structures having the greatest projection waterward. If one of the adjacent
 11 properties is developed landward of the vegetation conservation buffer and setback, the
 12 line shall not be drawn to that adjacent structure but be drawn to the point where the
 13 standard buffer meets the side property line of the lot to be improved. See Figure
 14 22.400.135(A)(3).



15
 16 **Figure 22.400.135(A)(3)**
 17 **Buffer and shoreline structure setback on a regular shoreline with adjacent primary structures**
 18 **on both sides.**

19
 20 4. Where there are two adjacent principal structures on a shoreline which forms a cove,
 21 peninsula, or irregular shoreline, the shoreline structure setback line shall be determined by
 22 averaging the existing setback lines of the two adjacent principal buildings or the buffer and
 23 setback specified elsewhere in this program, whichever is greater. See Figure
 24 22.400.135(A)(4).



1
2 **Figure 22.400.135(A)(4)**

3 **Buffer and shoreline structure setback on a irregular shoreline with adjacent primary**
4 **structures on both sides.**

5
6 5. Consideration of Existing Mitigating Circumstances. The shoreline structure setback
7 line may not be applied to limit distance from the shoreline where an elevation survey
8 prepared by a qualified professional demonstrates that existing topography or vegetation
9 already significantly blocks views on or adjacent to the common border of the two parcels,
10 and the proposed principal building will not result in additional view blockage to an existing
11 adjacent principal building(s). In such cases, the buffer and setback specified elsewhere in
12 this program shall apply.

13
14 6. Setback Line for Additions, Remodels or Rebuilds. Where there will be additions or
15 rebuilt structures on a subject parcel with existing primary structures on adjacent parcel(s),
16 the shoreline structure setback line(s) shall be based on the straight line drawn between the
17 points on the primary structures having the greatest projection waterward of the
18 existing/previously existing primary structure(s) on the subject parcel and to that of the
19 adjacent primary structure(s) or the buffer and setback specified elsewhere in this program,
20 whichever is greater. If there are primary structures on each adjacent parcel, there will be
21 two intersecting shoreline structure setback lines representing the existing view lines that
22 must be maintained for the addition/rebuild.

23
24 B. Accessory Structures. Accessory structures, for the purpose of this section, include but are not
25 limited to accessory dwelling units, boat houses, sheds, decks, and fences.

1
2 1. Siting Accessory Structures. Accessory structures may be sited within the shoreline
3 structure setback area; provided, that they do not substantially obstruct the view of
4 adjacent principal buildings and they comply with applicable buffer provisions. Fences six
5 feet or less, unenclosed decks eighteen inches or less from average grade, and structures
6 less than ten feet in height from grade level and under two hundred square feet do not
7 constitute view blockage but are still subject to the other provisions of this title including
8 vegetation conservation buffers. Water-oriented storage structures that meet the
9 requirements in Section ~~22.400.120(D)(1)(e)~~ 22.400.120(D)(1)(f) do not constitute a view
10 blockage.

11
12 2. Use of Accessory Structures in Determining View Line. Accessory structures shall not
13 be used to determine a view line for a new or replacement primary structure on the same or
14 adjacent parcels. For additions and remodels, the shoreline structure setback line(s) shall
15 be based on the line drawn between the waterward-most building edge of the
16 existing/previously existing primary structure(s) on the subject parcel and to that of the
17 adjacent primary structure(s) or the buffer and setback specified elsewhere in this program,
18 whichever is greater.

19
20 C. Appeal Procedure. Determinations of shoreline structure setback lines are classified as Type I
21 decisions under Chapter 21.04 and may be subject to appeal as provided therein.

22
23 D. Conditional Waiver Procedure.

24
25 An applicant aggrieved by the strict application of this section may seek a conditional
26 waiver from the director. Such a waiver shall be a Type II administrative decision and require
27 an application to the department. A conditional waiver may be granted after the applicant
28 demonstrates the following:

- 29
30 1. ~~a~~The hardship which results from the application of the requirements of this
31 section is specific to the property of the applicant and does not apply generally to
32 other property in the vicinity;
- 33
34 2. ~~b~~The hardship which results from the application of the requirements of this
35 section is not a result of the applicant's own actions;
- 36
37 3. ~~c~~The conditional waiver, if granted, will be in harmony with the general purpose and
38 intent of the Act and this program in preserving the views of the adjacent shoreline
39 residences; and
- 40
41 4. ~~d~~The conditional waiver, if granted, will not cause more harm to adjacent neighbors
42 than would occur to the applicant in applying the county's view blockage
43 requirements in this section.

44
45 **Section 16: Scrivener's Error.** Should any amendment made to this Ordinance that was passed
46 by the Board during its deliberations inadvertently be left out of the final printed version of the plan,

1 maps, or code, the explicit action of the Board as discussed and passed shall prevail upon
2 subsequent review and verification by the Board and shall be corrected.

3

4 **Section 17: Severability.**

5 If any provision of this ordinance or its application to any person or circumstance is held invalid or
6 unconstitutional, the remainder of the ordinance or its application to other persons or
7 circumstances shall not be affected.

8

9 **Section 18: Effective Date.**

10 The effective date of this ordinance will be **XXXX, 2026.**

11

Adopted this XX day of XX 2026

BOARD OF COUNTY COMMISSIONERS
Kitsap County, Washington

ATTEST:

ORAN ROOT, Chair

KATHERINE T. WALTERS, Commissioner

Marina Linville, Interim Clerk of the Board

CHRISTINE ROLFES, Commissioner

Approved as to form:

Lisa Nickel, Deputy Prosecuting Attorney