

Scoping Matrix and Amendment Guide that address the following project goals:

The primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

Housing Equity and Diversity. The project will encourage a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.

Economic Development. The project will encourage economic development by:

- Scaling land uses to streamline the level of permit review required.
- Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.

Making the Code Easier to Use. The project will improve predictability and ease of use for applicants and permit reviewers.

The following matrix summarizes the scope of the amendments proposed by the Department of Community Development.

Housing Equity and Diversity (including “missing-middle”, multi-family, accessory, and attached housing)	
Proposed Action	Purpose
<p><u>Diversify the types of housing allowed - Chapter 17.410 ‘Allowed Uses’.</u></p> <p>The proposal allows a variety of housing types in urban and LAMIRD residential and commercial zones. This also includes incorporating already allowed transitory accommodations (KCC Chapter 17.505) in the use table.</p> <p>The housing types added also include:</p> <ul style="list-style-type: none"> • Manufactured/mobile/RV/park- model/tiny home park • Group Living (1 to 6 rooms) • Group Living (7 or more rooms) 	<p>An increase in allowed housing product types in existing zones consistent with Comprehensive Plan purpose and allowed densities. This will allow flexibility to respond to market demand and construct a variety of housing options for home buyers or renters.</p>

Housing Equity and Diversity (including “missing-middle”, multi-family, accessory, and attached housing)

Proposed Action	Purpose
<p><u>Align permissibility review with the purpose and intent of the zone for all housing types - Chapter 17.410 ‘Allowed Uses’.</u></p> <p>The proposal aligns the level of permit review required with the purpose of each zone. This includes permitting uses outright in some zones while other zones, where appropriate, may require a level of permit review that provides public notification and SEPA review to mitigate against adverse impacts at the project level. For example, the proposal allows multiple family housing product types in both Urban Restricted and Urban High Residential zoning designations consistent with allowed density ranges.</p>	<p>This allows, where appropriate, a reduction in required permissibility permit review for land uses that are expected to develop in a zone. This increases the opportunity to build various housing types in multiple zones which removes barriers to housing within UGAs and LAMIRDs. This effort also establishes clear and predictable processes which helps landowners and industry professionals navigate the permit process.</p>
<p><u>Accessory Dwelling Unit (ADU) – revise urban development standards - Chapter 17.410 ‘Allowed Use Standards’.</u></p> <p>The proposal revises urban ADU standards regarding the number and size of ADU’s allowed, access requirements, water and sewage provisions, design standards, and the number of required parking spaces.</p>	<p>These new standards provide more flexibility to construct an ADU in urban zones. This flexibility can encourage the development of urban ADUs which removes barriers to housing product types within UGAs consistent with the Comprehensive Plan.</p>
<p><u>Multi-family housing design criteria - Chapter 17.470.</u> Currently the multiple-family design criteria only applies to UCR, UM, and UH zones. Applying multiple-family housing criteria for multi-family development projects in all zones allows the proposal to reduce the level of permit review required for these types of projects.</p>	<p>Applying this design criteria to multiple family development in all zones increases predictability about what a project while balancing pedestrian and other onsite amenities desired in urban areas.</p>

Economic Development (including local services, complete communities, trip reduction, and walkable and bikeable communities)	
Proposed Action	Purpose
<p><u>Allow uses or reduce the permit review required based on the scale of the project - Chapter 17.410 'Allowed Uses'.</u></p> <ul style="list-style-type: none"> • Commercial Uses <ul style="list-style-type: none"> ○ Less permit review for small scale commercial uses in commercial zones. ○ Allows small scale commercial uses in Urban Low Residential (UL) and Urban Cluster Residential (UCR) at major transportation intersections. ○ Allows small scale service uses in Urban Medium Residential (UM), removes required residential component at project level. ○ Allows small scale professional office uses in Urban High Residential (UH), removes required residential component at project level. ○ Allows small scale uses and equipment repair/rentals in industrial zones. • Industrial uses. <ul style="list-style-type: none"> ○ Less permit review for manufacturing, production, processing in industrial zones. ○ Some storage allowed in residential zones to serve platted developments. 	<ul style="list-style-type: none"> • This topic promotes economic development by reducing the number of trips or distance of trips needed for the community to access work, services, shopping, and housing. • Scaling uses by scope provides the flexibility to allow uses where they were previously prohibited. This also allows the Department to reduce the level of permit review while still addressing compatibility with adjacent uses. • Reduces the distance between where different land uses are allowed, which can reduce the need to use a vehicle and/or increase the walkability of an area.
<p><u>Allow small scale commercial uses in Residential zones - Chapter 17.410 'Allowed Uses'.</u></p> <p>The proposal allows stand-alone commercial uses in residential zones at major intersections.</p>	
<p><u>Allow small scale commercial uses in industrial zones - Chapter 17.410 'Allowed Uses'.</u></p> <p>The proposal allows more commercial services in industrial zones. This change provides an opportunity for commercial services to locate in close proximity to industrial employment centers. For example. A café located in an industrial area can serve manufacturing or warehouse workers.</p>	

Economic Development (including local services, complete communities, trip reduction, and walkable and bikeable communities)	
Proposed Action	Purpose
<p><u>Reduce permit review requirements for public facilities in most zones - Chapter 17.410 'Allowed Uses'</u></p> <p>The proposal splits public facilities into two categorical uses based on the size of the facility. The proposal clearly identifies criteria that a public facility shall meet and permits outright a facility that is 300 square feet or less.</p>	
<p><u>Combines categorical uses - Chapter 17.410</u></p> <p>The proposal shifts 18 categorical uses into more generalized categories.</p> <p>For example, the general office and management services categorical use absorbs:</p> <ul style="list-style-type: none"> • engineering and construction offices. • financial, banking, mortgage, and title institutions. 	
<p><u>Add categorical uses to - Chapter 17.410 'Allowed Uses'.</u></p> <p>The proposal adds 18 categorical uses to the allowed use tables.</p> <ul style="list-style-type: none"> • Event facility • Resort • Shared work/maker space • Marina support services • Arboreta, botanical garden • Shooting/gun facility, indoor • Shooting/gun facility, outdoor • Structured parking facilities • Manufactured home, mobile home, park models, tiny homes sales 	

Economic Development (including local services, complete communities, trip reduction, and walkable and bikeable communities)	
Proposed Action	Purpose
<p><u>Splits categorical uses in Chapter 17.410 ‘Allowed Uses’.</u></p> <p>The proposal splits 12 categorical uses into more specific categories, typically differentiated by size.</p> <p>For example, the public and private schools categorical use splits into:</p> <ul style="list-style-type: none"> • School, elementary, and middle school/junior high • School, high school • School, college/vocational – less than 8,000 s.f. • School, college/vocational school – 8,000 s.f. or greater 	
<p><u>New categorical uses standards - Chapter 17.415 ‘Allowed Use Standards’.</u></p> <p>Most new uses include development standards in 17.415, typically with urban standards differentiated from rural standards.</p>	<p>Clearly stating the regulations that a project must follow increases the predictability of the code and reduces surprises during the application and permit review processes. This is consistent with Comprehensive Plan goals and policies. Establishing clear standards that would otherwise be conditions of approval for any project allows the proposal to reduce the level of permit review required while still addressing potential impacts to neighboring properties.</p>
<p><u>Allow activities in the Parks zone that create a community benefit and support Parks operations.</u></p> <p>The proposal increases the number of uses allowed in the parks zone such, primarily group living facilities and temporary uses.</p>	<p>The proposal allows operational and real estate considerations for certain County properties with a Parks zoning designation. The determination of the appropriate type of use will require, for example, title restrictions for uses on specific properties, stewardships and property master plans, etc. These operational and real estate considerations, prior to application submittal, will be determined on a case-by-case basis by the Parks Department, Parks Advisory Board and Board of County Commissioners.</p>

Making the Code Easier to Use	
Proposed Action	Purpose
<p><u>Add or clarify definitions - Chapter 17.110 'Definitions'.</u></p> <p>The proposal adds 88 new definitions, repeals 7 definitions, and revises 48 definitions.</p>	<p>Defining categorical uses increases predictability and reduces the potential for misinterpretation. This can save the customer time needed to prepare a permit and save the staff time needed to review a permit.</p>
<p><u>Relocate use table footnotes - Chapter 17.410 'Allowed Use Standards'.</u></p> <p>The proposal shifts 117 allowed use table footnotes, located in 17.410.050 and 17.410.060, into a new chapter 17.415 'Allowed use standards' for categorical uses or to the zone chapter special provisions for footnotes that apply to all uses within a single zone. This shifts also removes or revises footnotes as necessary based on whether it still applies as intended or needs clarification.</p>	<p>Footnotes that apply within the allowed use table can lead to surprises in the permitting process which can increase the time needed to approve a project. Shifting the allowed use standards into a code section for each categorical use allows a customer to see all applicable regulations or references for a categorical use in one location. This framework also provides the opportunity to include hyperlinks in the allowed use tables that redirects a customer to only the standards that apply to the use in question.</p>
<p><u>Transfer uses from other locations in code</u> The proposal adds 7 categorical uses from other locations in the code.</p> <ul style="list-style-type: none"> • Carnival (17.410.050 A.11 'Footnote 11') • Bed and breakfast house (17.410.050 A.34 'Footnote 34') • Vacation rental (17.410.050 A.34 'Footnote 34') • Home Business <ul style="list-style-type: none"> - incidental (17.410.060 B.1.a) - minor (17.410.060 B.1.b) - moderate (17.410.060 B.1.c) • Marijuana retailer (17.520) • Wireless communications facilities (17.530) • Marijuana processor (17.520) • Marijuana producer <ul style="list-style-type: none"> - tier 1 (17.520) - tier 2 (17.520) - tier 3 (17.520) • Agricultural activity (17.455) • Transitory accommodations (17.505) 	<p>Capturing permit review requirements for all land use categories in the allowed use tables minimizes the need for footnotes and references to other code sections. This will reduce confusion for customers and staff.</p>

Making the Code Easier to Use	
Proposed Action	Purpose
<p><u>Use table format – Chapter 17.410 ‘Allowed Uses’.</u> The proposal adds hyperlinks in the allowed use tables to zone chapters, categorical use definitions and special provisions.</p>	<p>The new use table format will allow a customer to find all pertinent information, or links to it, in one location. Including hyperlinks to the applicable definitions, zone chapters, and allowed use provisions will reduce the potential for misinterpretation of the allowed use tables.</p>
<p><u>Port Gamble - Chapter 17.700 Appendix F</u> The proposal adds an appendix in 17.700 to capture existing code for parcels located within the Port Gamble Redevelopment Plan. Multiple locations in Title 17 refers a customer to the Appendix.</p>	<p>Using an appendix will simplify the proposal by allowing it to proceed forward without worry of undoing code changes adopted in April 2020 that affect parcels within the Port Gamble Redevelopment Plan area.</p>