Kitsap County 2025 Administrative Code Edits

Department of Community Development

Planning Commission Briefing

March 18, 2025



UPDATED SECTIONS

Title 12 – Stormwater Drainage Title 16 – Land Division and Development Title 17 – Zoning Title 21 – Land Use and Development Procedures

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.

PROJECT OBJECTIVES

DCD intends to track and adopt code changes on an annual basis.

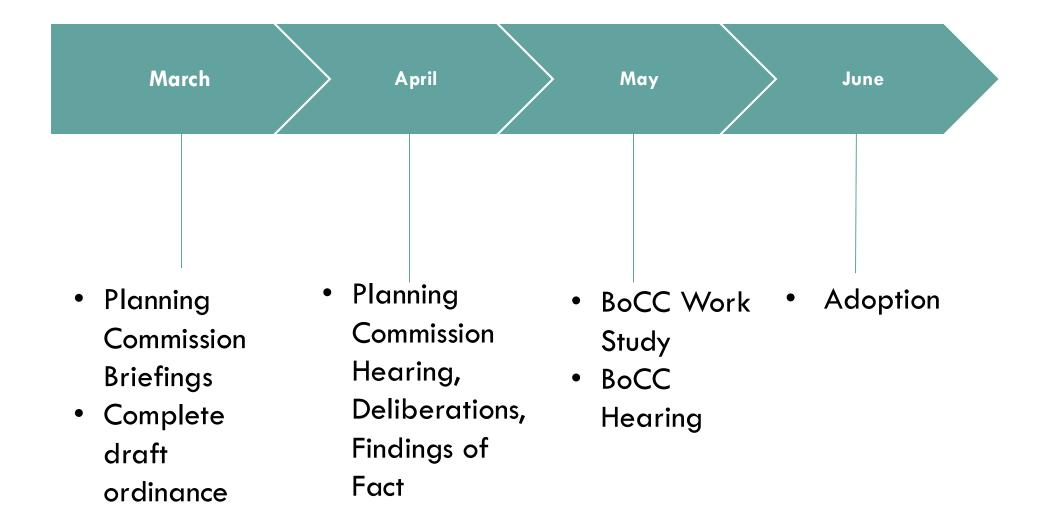
EXAMPLES OF CHANGES

 Codify a Directors Interpretation (Example: Definition of "School")

Update parking requirement as required by State law

Remove redundant definitions

PROCESS / TIMELINE





Date	Event
April 15, 2025	Planning Commission Work Study and Hearing
April 2025	Planning Commission Deliberations and Findings of Fact
May 2025	Board of County Commissioners Public Hearing
June 2025	Adoption

TITLE 12 – Stormwater Drainage

Item #1 and 2: Development within Critical Area Buffer (Director's Interpretation)

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

TITLE 16 – LAND DIVISION AND DEVELOPMENT

Item #3 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.

Item # 4, 5, 6 Definitions

Definition of "School"

Definition of "Guest House"

Definition of "Parking, Compact"

Item # 7 Allowed Uses – Outdoor Storage

 Add Use 549 "Storage, vehicles and equipment" to the Use Table

Item # 8 Allowed Uses – Drinking Establishments

 Change "drinking establishment" from 'ACUP' to 'P' in UVC zone

Item # 9 Industrial Uses requiring a Public Hearing

- Manufacturing, Heavy
- Recycling Centers"

 "Transshipment Facilities, including Docks, Wharves, Marine Rails, Cranes, and Barge Facilities"

Item # 10 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

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

Item # 11 Parking

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

Item # 12 Landscaping

Item # 13 Sign Code

Commercial Zone Abbreviation Incorrect:

Change reference to \bigcirc zone to \bigcirc zone in subsections E. F. and H.

TITLE 21 – LAND USE AND DEVELOPMENT PROCEDURES

Item # 14 Definitions

Delete all Title 21 definitions that are duplicative of definitions in Title 16

FOR MORE INFORMATION

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