

# Kitsap County 2025 Administrative Code Edits

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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



- Planning Commission Briefings
- Complete draft ordinance

- Planning Commission Hearing, Deliberations, Findings of Fact

- BoCC Work Study
- BoCC Hearing

- Adoption



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.

# TITLE 17 – ZONING

## Item # 4, 5, 6 Definitions

- Definition of “School”
- Definition of “Guest House”
- Definition of “Parking, Compact”

# TITLE 17 – ZONING

## Item # 7 Allowed Uses – Outdoor Storage

- Add Use 549 “Storage, vehicles and equipment” to the Use Table

# TITLE 17 – ZONING

## Item # 8 Allowed Uses – Drinking Establishments

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

# TITLE 17 – ZONING

## Item # 9 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 # 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

# TITLE 17 – ZONING

## Item # 11 Parking

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



# TITLE 17 – ZONING

## Item # 12 Landscaping

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

# TITLE 17 – ZONING

## Item # 13 Sign Code

Commercial Zone Abbreviation  
Incorrect:

Change reference to ~~CO~~-zone to C  
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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