## Kitsap County 2025 Administrative Code Edits

Department of Community Development
Planning Commission Work Study and Public Hearing
April 15, 2025



# UPDATED SECTIONS

Title 16 – Land Division and Development

Title 17 – Zoning

### **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.

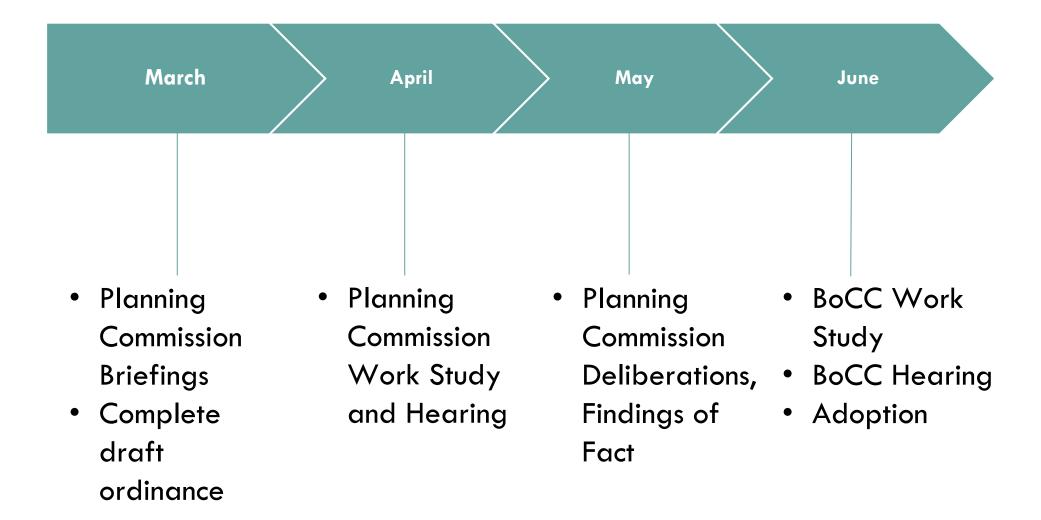
## **EXAMPLES OF CHANGES**

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

Update parking requirement as required by State law

 Reference new tree canopy requirements within Land Division Chapter

## PROCESS / TIMELINE



# TITLE 12 — STORMWATER DRAINAGE

**Development within Critical Area Buffer** (Director's Interpretation)

**NO CHANGE - DEFERRED** 

# TITLE 16 — LAND DIVISION AND DEVELOPMENT

#### **Item #1 and #9 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.

2. If applicable, consistency with Tree Canopy Standards shall be demonstrated in accordance with KCC 17.495.

#### Item # 2 & #3 Definitions

#### Definition of "School"

"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.

## Definition of "Parking, Compact"

"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.

#### **Item # 4 Allowed Uses – Outdoor Storage**

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

## Item # 5 Allowed Uses – Drinking Establishments

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

## Item # 6 Industrial Uses requiring a Public Hearing

# TITLE 17 — ZONING

- "Manufacturing, Heavy"
- "Recycling Centers"
- "Transshipment Facilities, including Docks, Wharves, Marine Rails, Cranes, and Barge Facilities"

## Item # 7 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

#### Item # 8 Parking

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

## TITLE 17 — ZONING

#### SF Detached Standard:

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

### Item # 10 Landscaping

## TITLE 17 — ZONING

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

## Item # 11 Sign Code

# TITLE 17 — ZONING

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

**Definitions** 

**NO CHANGE - DEFERRED** 

## FOR MORE INFORMATION

Department of Community Development Colin Poff

cpoff@kitsap.gov

**Heather Cleveland** 

hcleveland@kitsap.gov