Title 17 Amendments

Planning Commission Public Hearing

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December 1, 2026



KitsapCounty
Community Development

Background

- Title 17 currently distinguishes among accessory structures, guest houses, and accessory dwelling units as separate uses
- In June 2025, a Director's Interpretation(D.I.) was issued to clarify the difference between an ADU and a guest house
- Implementation of the D.I. . has demonstrated that maintaining a separate guest house classification creates unnecessary complexity
- Proposed amendments would eliminate guest house as a separate categorical use to simplify administration and better align with KPHD regulations

Timeline

October 2026

Briefing to Planning Commission

Briefing to BoCC

November 2026

SEPA DNS Issued

Public Comment Period

December 2026

Planning Commission Public Hearing

BoCC Public Hearing

January 2027

Adoption

GUEST HOUSES IN CURRENT CODE

17.110.317 Guest house. “Guest house “means living quarters in an accessory building for the use of the occupant, persons employed on the premises, or for temporary use by guests of the occupant. Such quarters have no kitchen facilities and are not otherwise used as a separate dwelling unit.



GUEST HOUSES IN CURRENT CODE

- Not to exceed 900 square feet.
- Shall not include any kitchen plumbing, appliances or provisions for cooking;
- Shall not include more than 1 bathroom or 2 habitable rooms;
- Shall not be rented separately from the primary residence;
- Only 1 guest house is allowed per parcel;
- No guest house is allowed on a parcel with an existing detached ADU;
- Guest houses must be within 150 feet of the primary residence;
- Guest houses must use the same street entrance as the primary structure;
- Guest houses must meet all applicable health district standards for water provision and sewage disposal; and
- The property owner must record a notice to title outlining these conditions.



Proposed Code

☐ § 17.110.317 **Guest house.**

"Guest house"
means living quarters in an accessory building for the use of the occupant, persons employed on the premises, or for temporary use by guests of the occupant. Such quarters have no kitchen facilities and are not otherwise used as a separate dwelling unit.

(Ord. 534 (2016) § 7(5) (App. E) (part), 2016)

☐ § 17.415.260 **Guest house.**

A. Guest houses shall not exceed nine hundred square feet. Dimensions are determined by exterior measurements;

B. Guest houses shall not include any kitchen plumbing, appliances or provisions for cooking;

C. Guest houses shall not include more than one bathroom (may be full bathroom);

D. Guest houses shall not include more than two habitable rooms;

E. Guest houses shall not be rented separately from the primary residence;

F. Only one guest house is allowed per parcel;

G. No guest house is allowed on a parcel with an existing accessory dwelling unit, detached;

H. Newly constructed guest houses must meet the required setbacks for a single-family dwelling consistent with their zone. Legally established, existing structures built before May 7, 1998, may be remodeled into guest houses at their existing setback;

I. Guest houses must be within one hundred fifty feet of the primary residence;

J. Guest houses must use the same street entrance as the primary structure;

K. Guest houses must meet all applicable health district standards for water provision and sewage disposal; and

L. The property owner must record a notice to title outlining these conditions. This notice must be approved by the department and may not be extinguished without the county's written permission.

(Ord. 611 (2022) § 185, 2022)

Proposed Code

Updated ADU definitions

Accessory dwelling unit

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome or other housing unit.

Accessory dwelling unit, attached.

"Accessory dwelling unit, attached" means an accessory dwelling unit located within or structurally attached to the principal unit.

Accessory dwelling unit, detached.

"Accessory dwelling unit, detached" means an accessory dwelling unit located in a separate, detached structure from the principal unit.

Proposed Code

New Subsections to KCC 415.020

C. A structure accessory to residential use may contain permanent provisions for living, sleeping, eating, cooking or sanitation incidental to the use. An accessory structure that constitutes a dwelling unit, as defined in KCC 17.110.255, shall be classified and permitted as an accessory dwelling unit when accessory to a principal residential use, and shall comply with applicable ADU standards. Classification shall be based on the design, configuration and permanent facilities of the structure.

D. Where a structure accessory to residential use contains permanent provisions for living, sleeping, eating, cooking or sanitation but does not constitute a dwelling unit, The Director shall require a notice to title to document that the structure has not been approved as a dwelling unit. The notice shall identify the approved use, applicable permit number and that any subsequent conversion to a dwelling unit shall require applicable permits.

Questions?



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