



kitsap2036  
*Growing for a Better Tomorrow*



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# ZONING USE TABLE - UPDATE

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PLANNING COMMISSION – WORK STUDY SESSION  
JUNE 2, 2020



# Zoning Use Table Update

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## Updating what?

- Updates to the zoning use tables (Chapter 17.410, Allowed Uses) to modernize, streamline, and correct discrepancies in the following areas:
  - Urban Growth Areas;
  - Limited Areas of More Intensive Rural Development (LAMIRDS); and the
  - Rural Commercial, Rural Industrial and Mineral Resource Overlay zones.
- Revise the level of permit review.
- Reorganize the footnotes associated with the zoning use tables (Section 17.410.050, Footnotes for zoning use tables) to reduce surprises during the permit review process and clarify development standards for certain land uses.
- Ensure consistency and predictability across sections of the code.
- Does NOT include updates to site design and development standards (e.g. setbacks, density allowances, height, parking standards, etc.).



# PROJECT PROCESS – GOAL AND POLICY GUIDANCE

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## **Goal and policy general guidance includes:**

- Outreach early and often
- Coordinate with jurisdictions
- Remove barriers to investment (new, mixed uses, infill, and redevelopment) in designated Urban Growth Areas.
- Prioritize primary uses of a zone (reduce permit review where uses are expected)
- Support a mix of uses at different scales.
- Re-organize development regulations to better implement goals and policies.



# PROJECT PROCESS

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# PROJECT PROCESS

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## **Phase 1: Scoping**

Phase 2: Develop Draft

Phase 3: Analysis

Phase 4: Consideration

## **Scoping - Develop Conceptual Changes:**

- **Countywide survey**
- **Internal review**
- **Planning Commission workshops**
- **Open houses**
- **Public comment**
- **Stakeholder workshops**

## Project Process – Limiting the Scope

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### **Does not include projects with separate public processes:**

- Kingston Urban Village Center (UVC) zone changes
- Port Gamble Masterplan (all Port Gamble zones)
- Vacation Rentals
- Transitory Accommodations
- Timber Harvest code updates (conversion permits)
- Title 21 code updates
- Stormwater code updates

### **Design requirements:**

- Adds development standards for new uses
- Transfer or remove footnotes, clarify when necessary



# PROJECT PROCESS

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Phase 1: Scoping

**Phase 2: Develop Draft**

**Phase 3: Analysis**

Phase 4: Consideration

## Develop Department recommendation and analyze:

- Analyze preliminary feedback
- Inter-Department meetings
- Review all comments and develop a Department recommendation
- Prepare recommendation and resource guides for the Planning Commission public review process



# PROJECT PROCESS

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Phase 1: Scoping

Phase 2: Develop Draft

Phase 3: Analysis

**Phase 4: Consideration**

## Consideration:

- **Release Department recommendation**
  - Resource guides
  - Staff report and Department recommendation
- **Planning Commission public review process**
- **Revised Department recommendation**
- **Board of County Commissioner public review process**





# Consideration: Planning Commission Work Study Session – March 3, 2020

- preliminary feedback from the outreach efforts.
- strategy for development of the Department recommendation.
- strategy for reviewing the Department recommendation.

The screenshot shows a Microsoft Word document with the following content:

**Navigation Pane (Left):**

- 17.110.223 (Repealed)\*
- 17.110.225 Director.
- 17.110.--- Dispatch facility.
- 17.110.227 Distributed antenna systems.
- 17.110.--- Drinking establishments.
- 17.110.--- Dwelling, accessory-attached .
- 17.110.--- Dwelling, accessory-detached.
- 17.110.--- Dwelling, accessory-caretaker.
- 17.110.--- Dwelling, accessory-guest h...
- 17.110.--- Dwelling, adult family home.
- 17.110.--- Dwelling, Assisted or indepe...
- 17.110.--- Dwelling, boarding house.
- 17.110.--- Dwelling, congregat care fa...
- 17.110.--- Dwelling, convalescent, nurs...
- 17.110.--- Dwelling, cottage housing d...
- 17.110.--- Dwelling, domestic violence...
- 17.110.--- Dwelling, dormitory.
- 17.110.--- Dwelling, duplex.
- 17.110.--- Dwelling, family living.
  - A. Adult family home.
  - B. Manufactured home or mobile h...
  - C. Manufactured home, tiny home,...
  - D. single family detached (includes...
  - E. single family attached, condomin...
  - F. Multiple family; or
  - G. Group home.

**Main Document Content:**

**17.110.--- Dwelling, accessory-attached .**  
 “Accessory living quarters. Accessory dwelling unit, attached” means separate living quarters contained within or directly connected by a minimum of four feet to the habitable space of the owner-occupied primary residence. Alternate configurations shall not be allowed as an accessory dwelling unit, attached.

**Section 36. 17.410.044 Commercial, industrial, parks, and public facility zones use table.**

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial		Urban Low Intensity Commercial			Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Proposed Definition ↓	Categorical Use Standards ↓
	C 17.240	RC 17.250	17.260	NC 17.270	LIC 17.280	RCO 17.290	BC 17.300	BP 17.310	IND 17.330	RI 17.330	P 17.340		
<b>RESIDENTIAL USES</b>													
<b>Dwelling, Accessory</b>													
Attached <i>Formerly Accessory Living Quarters (ALQ)</i>	P	P		P	P							17.110.--- Dwelling, accessory-attached.	17.415.--- Dwelling, accessory-attached
Detached	P	P		P	P							17.110.--- Dwelling, accessory-detached.	17.415.--- Dwelling, accessory-detached
Caretaker	ACUP P	ACUP P		ACUP P	ACUP P	P	P	P	P	P	P	17.110.--- Dwelling, accessory-caretaker.	17.415.--- Dwelling, caretaker's dwelling
Guest house <i>Remove use – becomes accessory structure ?</i>												17.110.--- Dwelling, accessory-guest house.	17.415.--- Dwelling, guest house
<b>Dwelling, family living</b>													
Adult family home	ACUP P	ACUP P		P	ACUP P	ACUP P	ACUP P	ACUP P	ACUP P	ACUP P		17.110.--- Dwelling, adult family home.	17.415.--- Dwelling, adult family home
Adult family home, serving 7 or more residents	ACUP	ACUP		ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		17.110.--- Dwelling, adult family home.	17.415.--- Dwelling, adult family home

## Consideration – Anticipated Timeline

<b><u>June 2, 16 and July 7, 2020</u></b>	<b><u>Planning Commission study sessions</u></b>
June 30, 2020	Open public comment period
July 21, 2020	Planning Commission public hearing
July, 2020	Board briefing to provide an update on Planning Commission public hearing
July - August, 2020	Planning Commission deliberates, recommends, and approves Findings of Fact
September, 2020	Planning Commission approves Findings of Fact (if necessary)
September, 2020	Board study session to review final draft Ordinance
September, 2020	Board open house & public hearing
October, 2020	Board work study to review public comment Board deliberations & tentative adoption
August – October	Update permit templates and website resource guides
September – November, 2020	Internal & external training
January 1, 2021	Ordinance effective date



# CONSIDERATION – PLANNING COMMISSION WORK STUDY SESSIONS

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- June 2, 2020 – Work study session: Department presents proposed changes to use table resource guide.
  - Past materials (e.g., zone purpose statements, level of permit review required)
  - What is allowed to be built in each zone?
  - What level of permit review is required prior to construction?
- June 16, 2020 – Work study session to review proposed changes resource guide.
  - Definitions.
  - Regulations – Footnotes.
- July 7, 2020 - Work study session to review the Department recommendation and report analyzing the proposed amendments.
  - Staff report
  - SEPA analysis



Proposed Changes to Use  
Table:  
Resource Guide Summary

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# Proposed Changes to Use Table Resource Guide – Summary of Changes

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- Zone intent not changing.
- Residential uses.
  - Density as the driver. Residential uses where allowed, now allows more residential product types.
  - Less permit review for group facilities in residential zones
- Commercial uses.
  - Less permit review for large scale uses in high intensity commercial zones.
  - Less permit review for small scale group facilities in residential zones.
  - Allows small scale in UL and UCR at specific intersections.
  - Allows small scale service uses in UM, removes required residential component at project level.
  - Allows small scale professional office uses in UH, removes required residential component at project level.
  - Allows small scale uses and equipment repair/rentals in industrial zones.



# Proposed Changes to Use Table Resource Guide – Summary of Changes

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- Industrial uses.
  - Less permit review for manufacturing, production, processing in industrial zones.
  - Some storage allowed in residential zones to serve platted developments.
  - Prohibits storage in many commercial zones.
- Institutional uses.
  - Less permit review for schools and government structures in commercial zones.
- Recreational uses.
  - Allows or requires less permit review in residential zones.
- Temporary and Accessory uses.
  - Adding to the use tables.
- New uses.
  - Must address permissibility required in the rural zones.



# Proposed Changes to Use Table Resource Guide – Summary of Changes

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- Mineral Resource Overlay (MRO).
  - Allows uses that won't prevent aggregate extraction
  - Prohibits uses that are not compatible with aggregate extraction, production, or processing
- Urban Restricted (UR) and Greenbelt (GB)
  - Less permit review required for residential products typically found in lower densities
- Urban Low Residential (UL) and Urban Cluster Residential (UCR)
  - Allows small scale commercial services and offices at major intersections
- Urban Medium Residential (UM)
  - Removes the requirement to include a residential component when establishing a commercial use.
  - Allows all residential product types.
  - Allows or reduces permit requirements for small scale commercial service uses



# Proposed Changes to Use Table Resource Guide – Summary of Changes

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- Urban High Residential (UH)
  - Removes the requirement to include a residential component when establishing a commercial use
  - Allows most residential product types
  - Allows or reduces permit requirements for small scale office uses
- Commercial (C) and Regional Center (RC)
  - Allows or reduces permit requirements for most commercial uses
- Parks (P)
  - Allows or reduces permit review for many small scale commercial uses and recreational uses.





# Proposed Changes to Use Table Resource Guide – Summary of Changes

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- LAMIRD - Commercial
  - Allows or reduces permit review for many small scale commercial uses, recreational uses, and some institutional uses.
  - Prohibits many large scale commercial uses.
- LAMIRD - Residential
  - Allows or reduces permit review for many residential uses and recreational uses.
  - Prohibits many large institutional uses.
- Rural Employment Center (REC)
  - Prohibits many large scale commercial uses.



Proposed Changes to Use  
Table:  
Resource Guide - Detailed

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