

1 **Amendment #1: Land Use Chapter**

2  
3 The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-17, adopted by Ordinance 534  
4 (2016), is amended as follows:

5  
6 Land Use Policy 26. Include the following components in each Urban Growth Area Management  
7 Agreement:

- 8 ■ Specification that the city's zoning code; densities; development, subdivision,  
9 environmental and construction standards; and levels of service shall apply to the entire  
10 Urban Growth Area unless mutually agreed otherwise by the city and the County.
- 11 ■ Confirmation that the city's comprehensive plan should reflect land use and capital  
12 facilities planning for the entire Urban Growth Area. This should include agreement  
13 regarding the operation and maintenance of County-owned public facilities such as  
14 parks and other community buildings.
- 15 ■ Identification of the responsibility and mechanisms for comprehensive plan  
16 amendments, zoning changes and development applications within the Urban Growth  
17 Area.
- 18 ■ Identification of the services to be provided, the service provider and the terms of  
19 services. All service providers should be included in Urban Growth Area planning.
- 20 ■ Provisions on revenue sharing.
- 21 ■ Description of the city's pre-annexation planning to ensure logical and coordinated  
22 boundaries which shall include:
  - 23 ◆ Conditioning City service extensions upon actual annexation for properties  
24 contiguous to the City boundary or to agreements of no protest to future  
25 annexation for properties not contiguous.
  - 26 ◆ Offering pre-annexation agreements to property owners interested in  
27 annexation and needing assurances from the City about service, planning, or  
28 other issues.
  - 29 ◆ Plans for tiering and/or phasing of infrastructure development, appropriate to  
30 the individual Urban Growth Area.
  - 31 ◆ City priorities for City-led annexation efforts as appropriate.
- 32 ■ Other issues as appropriate for specific Urban Growth Area Management Agreements.
- 33 ■ ~~Perform~~ **Perform** post-annexation reviews and evaluate accomplishment of the pre-  
34 annexation plan goals.

35  
36 The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-28, adopted by Ordinance 534  
37 (2016), is amended as follows:

38  
39 **Strategy 3 – Recognize Diversity in Land Uses**

40 *Supports policies ~~50-55, 37, 38, 41-49, 56-69~~ 37-38, 41-69*

- 41 ■ Partnerships: Meet annually with Naval Base Kitsap to implement the Joint Land Use  
42 Study (JLUS) findings.
- 43 ■ Projects and Programs: Create policies and programs supporting Kitsap County's local  
44 food system based on the Kitsap County Agricultural Strategic Plan.

- 1           ■ Projects and Programs: Partner with the U.S. Department of Defense to recognize
- 2           diverse land use opportunities within Kitsap County and to ensure compatible uses in
- 3           the vicinity of local military installation.
- 4           ■ Projects and Programs: Create a Public Facilities zone.
- 5           ■ Projects and Programs: Consider establishing a historic review board for Kitsap County.
- 6           ■ Measuring, Monitoring and Evaluation: Geo-analyze rural lands to determine
- 7           appropriate zoning.
- 8           ■ Measuring, Monitoring and Evaluation: Analyze rural lands to determine appropriate
- 9           zoning based on prime soils for agriculture or timber.
- 10          ■ Finance and Budget: Explore methods to efficiently update resource lands information.

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13 **Amendment #2: Housing and Human Services Chapter**

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15           The Kitsap County Comprehensive Plan, Chapter 4 (Housing and Human Services), pages 4-50 to 4-

16           52, adopted by Ordinance 534 (2016), is amended as follows:

17

18           **Discussion**

19           Everyone matters in Kitsap County. As part of the Comprehensive Plan, the County will work to

20           provide policy guidance for assistance to the most at-risk residents, while directing funding to

21           programs that support these populations. As part of this effort, the County will consider and

22           review a housing first model for support for the most at-risk residents. The County also strives to

23           provide policy direction to facilitate adequate housing for all economic segments of the county.

24           Part of this effort includes intergovernmental coordination to make the most efficient use of

25           resources to provide housing while avoiding concentrating housing in environmentally sensitive

26           areas and protecting natural systems adequately to ensure long-term viability of groundwater

27           supplies and maintain a high quality of life.

28

29           Kitsap County has had stable population growth over the past two decades. Much of the growth

30           is driven by the County's location in the Central Puget Sound and its relative proximity to jobs in

31           King, Pierce and Snohomish Counties. This said, Kitsap County has also increased its job base

32           over the past two decades as well.

33

34           Kitsap County's housing stock continues to be mainly single-family detached housing with the

35           largest amount of multi-family housing in Bremerton and unincorporated Kitsap County.

36           Statistics from the U.S. Census bureau comparing housing stock between the 2000 and 2010

37           censuses show that a majority of Kitsap County residents are homeowners. U.S. Census and

38           ongoing real estate research efforts show that the price of owning a home, after the housing

39           crash of 2008 is now again rapidly increasing. Affordable housing for first time homebuyers, in

40           particular, is declining in Kitsap County. The county has a large percentage of renters and

41           homeowners earning less than the county median and paying more than 30 percent of their

42           income for housing, meeting the definition of cost-burdened households.

43

1 Kitsap County is projected to gain an additional 80,438 residents ~~by~~ between 2010 and 2036, for  
2 a total estimated population ~~at of~~ approximately ~~of 335,000~~ 331,570 persons. This implies a  
3 need for approximately 34,000 new housing units by 2036.  
4

5 It is a vision of the County to allow flexible development standards for housing being  
6 proposed in the vicinity of critical areas to reach both goals of meeting housing targets and  
7 environmental protection. The County also seeks to allow diversity of housing stock to include  
8 provision of energy efficient housing types that conserve non-renewable energy and helps  
9 minimize impact on air quality and climate.  
10

11 In the coming years the County will work to develop design guidance to create and maintain  
12 attractive housing stock while encouraging integration of affordable housing in new  
13 development and working to permit housing in areas with adequate public facilities and  
14 services.  
15

16 Throughout the 20-year plan period the County will continue to partner with and encourage  
17 developers to provide for open space, in association with new housing developments.  
18 Integration of housing and open space will be a priority to be located near new employment  
19 opportunities.  
20

21 This Comprehensive Plan also seeks to:

- 22 ■ promote the development of housing that contributes to healthy urban areas that  
23 attract existing and future residents,
- 24 ■ provide policy guidance and assistance to property owners of historical and culturally  
25 significant housing to encourage preservation of those resources within the county,
- 26 ■ encourage housing growth and rehabilitation sufficient to meet the needs of the  
27 growing Kitsap County economy,
- 28 ■ encourage growth of housing in areas with sufficient public facilities and capacity in  
29 place, as well as,
- 30 ■ require upgrades to public services and facilities where new housing is planned and  
31 services and facilities will not meet standards with new growth.  
32

33 In an effort to meet these challenges Kitsap County and the City of Bremerton, Washington have  
34 prepared a Consolidated Plan in order to implement our community's federal program funds  
35 from the U.S. Dept. of Housing and Urban Development (HUD). These funds are Community  
36 Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). This plan  
37 is for the period of January 1, 2016 to December 31, 2020. Kitsap County is designated as an  
38 Urban County and receives a direct allocation of CDBG funds.  
39

40 The City of Bremerton receives a direct CDBG allocation, and works in partnership with the  
41 Kitsap County Consortium to administer HOME funds. The City of Bremerton receives its share  
42 of HOME funds based on a percentage allocation determined by HUD. The Consolidated Plan  
43 follows requirements of the U.S. Department of Housing and Urban Development (HUD), and  
44 uses HUD's format and data tables required for plans adopted after November 15, 2012. The  
45 purpose of this plan to evaluate community needs and set goals for the five-year plan period.  
46 Through a Community Needs Assessment, Housing Market Analysis and with community input,

1 the County and City of Bremerton have developed a Strategic Plan. The Strategic Plan outlines  
2 the priorities and goals which guide the allocation of funds over the five year period. The County  
3 and City will each develop an Action Plan annually which will include projects awarded funds  
4 through an annual application process. These projects will address the priorities and goals over  
5 the 5-year period. Community Development Block Grant (CDBG) and Home Investment  
6 Partnership Program (HOME) funds will be used over the next five years to address the needs  
7 outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are to 1. Provide  
8 decent affordable housing; 2. Create suitable living environments; and 3. Create economic  
9 opportunities. ~~(The following link will be included in the plan)~~  
10 ~~[http://www.kitsapgov.com/hs/block\\_grant\\_program/Plans.htm](http://www.kitsapgov.com/hs/block_grant_program/Plans.htm)~~  
11  
12

### 13 **Amendment #3: Capital Facilities and Utilities Chapter**

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15 The Kitsap County Comprehensive Plan, Chapter 7 (Capital Facilities and Utilities), page 7-84,  
16 adopted by Ordinance 534 (2016), is amended as follows:  
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#### 18 **Capital Facilities and Utilities Strategies**

- 19 ■ For information on strategies, please see Capital Facilities Plan ~~Draft. Please find copy at~~  
20 ~~<http://compplan.kitsapgov.com>~~  
21  
22

### 23 **Amendment #4: Comprehensive Plan Land Use Map**

24  
25 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Kitsap County Comprehensive  
26 Plan Map, page 11-145, adopted by Ordinance 534 (2016), is amended as follows:  
27

28 The 'MRO - Mineral Resource Overlay' is shown to overlay the underlying land use designations  
29 as depicted in Exhibit A1 for the parcels listed in Exhibit A3. The Silverdale Regional Growth  
30 Center Boundary is added to the map.  
31  
32

### 33 **Amendment #5: Zoning Map**

34  
35 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Kitsap County Zoning Map, page  
36 11-146, adopted by Ordinance 534 (2016), is removed from the Kitsap County Comprehensive Plan,  
37 but not repealed, and therefore remains in effect pursuant to Kitsap County Code 17.120.030  
38 'Revised maps'.  
39

40 The Kitsap County Zoning Map, last amended by Ordinance 534 (2016), is amended pursuant to  
41 Kitsap County Code Section 17.120.030 'Revised maps' as follows:  
42

43 The 'MRO - Mineral Resource Overlay' is added and shown to overlay the underlying zones as  
44 depicted in Exhibit A2 for the parcels listed in Exhibit A3.  
45  
46

### 47 **Amendment #6: Comprehensive Plan Land Use Designations, Zoning Classifications, and Densities**

The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), pages 11-147 to 11-149, adopted by Ordinance 534 (2016), is amended as follows:

## Appendix B – Comprehensive Plan Land Use Designations, and Zones Zoning Classifications, and Densities

Appendix B defines which zone classification(s) are allowed within each Comprehensive Plan land use designation as well as the density of dwelling units (DU) per acre allowed within each zone. A cell marked with “NA” indicates there are no specific requirements.

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Min Density (DU/Acre)	Max Density (DU/Acre)	Density
Rural Residential	Rural Residential	RR	<u>NA</u>	<u>1 DU/5 Acres</u>	<del>1 dwelling unit / 5 acres</del>
Rural Protection	Rural Protection	RP	<u>NA</u>	<u>1 DU/10 Acres</u>	<del>1 dwelling unit / 10 acres</del>
Rural Wooded	Rural Wooded	RW	<u>NA</u>	<u>1 DU/20 Acres</u>	<del>1 dwelling unit / 20 acres</del>
Forest Resource Lands	Forest Resource Lands	FRL	<u>NA</u>	<u>1 DU/40 Acres</u>	<del>1 dwelling unit / 40 acres</del>
Mineral Resource Overlay <sup>1</sup>	Mineral Resource Overlay <sup>1</sup>	<del>MR</del> <u>MRO</u>	<u>NA</u>	<u>0<sup>2</sup></u>	<u>Not applicable</u>
Urban Low-Density Residential	Urban Restricted	UR	<u>1</u>	<u>5; up to 10 in <u>Gorst</u></u>	<del>1–5 dwelling units / acre</del>
	Greenbelt	GB	<u>1</u>	<u>4</u>	<del>1–4 dwelling units / acre</del>
	Urban Low Residential	UL	<u>5</u>	<u>9</u>	<del>5–9 dwelling units / acre</del>
	Urban Cluster Residential	UCR	<u>5</u>	<u>9</u>	<del>5–9 dwelling units / acre</del>
Urban Medium-Density Residential	Urban Medium Residential	UM	<u>10</u>	<u>18</u>	<del>10–18 dwelling units / acre</del>
Urban High-Density Residential	Urban High Residential	UH	<u>19</u>	<u>30; up to 60 in the <u>Silverdale Regional Growth Center</u></u>	<del>19–30 dwelling units / acre</del>

Urban Low Intensity Commercial <del>and Rural Commercial</del> <sup>±</sup>	Urban Village Center	UVC	<u>10</u>	<u>18</u>	Up to 18 dwelling units / acre
	Neighborhood Commercial	NC	<u>10</u>	<u>30</u>	<del>10</del> —30 dwelling units / acre
Urban High Intensity Commercial <del>and Rural Commercial</del> <sup>±</sup>	Commercial	C	<u>10</u>	<u>30</u>	<del>10</del> —30 dwelling units / acre
	Regional Center	RC	<u>10</u>	<u>30</u> ; up to 60 in the Silverdale Regional Growth Center	<del>10</del> —60 dwelling units / acre
	Low Intensity Commercial	LIC	<u>10</u>	<u>30</u>	<del>10</del> —30 dwelling units / acre
<u>Rural Commercial</u>	Rural Commercial	RCO	<u>NA</u>	<u>0</u> <sup>2</sup>	Not applicable
Urban <del>and Rural</del> Industrial	Business Park	BP	<u>NA</u>	<u>0</u> <sup>2</sup>	Not applicable
	Business Center	BC	<u>NA</u>	<u>0</u> <sup>2</sup>	Not applicable
	Industrial	IND	<u>NA</u>	<u>0</u> <sup>2</sup>	Not applicable
<u>Rural Industrial</u>	Rural Industrial	RI	<u>NA</u>	<u>0</u> <sup>2</sup>	Not applicable
Public Facilities	Parks	P	<u>NA</u>	<u>0</u> <sup>2</sup>	Not applicable
	<u>NA (all other zone classifications are allowed within the Public Facilities land use designation)</u>				
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	KVC	<u>NA</u>	<u>5</u>	<del>0</del> —5 dwelling units / acre
	Keyport Village Low Residential	KVLR	<u>NA</u>	<u>2</u>	<del>2</del> dwelling units / acre
	Keyport Village Residential	KVR	<u>NA</u>	<u>5</u>	<del>5</del> dwelling units / acre
	Manchester Village Commercial	MVC	<u>NA</u>	<u>5</u>	<del>0</del> —5 dwelling units / acre
	Manchester Village Low Residential	MVLR	<u>NA</u>	<u>2</u>	<del>2</del> dwelling units / acre
	Manchester Village Residential	MVR	<u>NA</u>	<u>4</u>	<del>4</del> dwelling units / acre
	Port Gamble Rural Historic Town Commercial	RHTC	<u>NA</u>	<u>2.5</u>	<del>2.5</del> dwelling units / acre
	Port Gamble Rural Historic Town Residential	RHTR	<u>NA</u>	<u>2.5</u>	<del>2.5</del> dwelling units / acre

	Port Gamble Rural Historic Waterfront	RHTW	<u>NA</u>	<u>2.5</u>	2.5 dwelling units / acre
	Suquamish Village Commercial	SVC	<u>NA</u>	<u>0<sup>2</sup></u>	Not applicable
	Suquamish Village Low Residential	SVLR	<u>NA</u>	<u>2</u>	2 dwelling units / acre
	Suquamish Village Residential	SVR	<u>NA</u>	<u>2</u>	2 dwelling units / acre
	<del>Keyport Village Residential</del>	<del>KVR</del>			5 dwelling units / acre
	<del>Keyport Village Low Residential</del>	<del>KVLR</del>			2 dwelling units / acre
	<del>Keyport Village Commercial</del>	<del>KVC</del>			5 dwelling units / acre
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	REC	<u>NA</u>	<u>0<sup>2</sup></u>	Not applicable
	Twelve Trees Employment Center	TTEC	<u>NA</u>	<u>0<sup>2</sup></u>	Not applicable

1. The Mineral Resource Overlay (MRO) overlays and supersedes the requirements of the existing land use designation and zoning classification until the site has been reclaimed, after which the MRO shall be removed and the requirements of the underlying land use designation and zoning classification resumed.
2. These zones are not intended to accommodate population growth and therefore do not have allowed density. However, limited new residential uses may occur in these zones which support the intent of these zones to provide employment and services. Therefore, up to one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in Kitsap County Code Chapter 17.410.

### Descriptions

Please see Kitsap County Code Title 17 for Descriptions.  
<http://www.codepublishing.com/WA/KitsapCounty/>

### Amendment #7: Classification of zones (KCC)

Kitsap County Code Section 17.120.010 'Classification of zones', last amended by Ordinance 534 (2016), is amended as follows:

17.120.010 Classification of zones.

For the purposes of this title, the county is divided into zones classified as follows:

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density
Rural Residential	Rural Residential	<a href="#">RR</a>	1 dwelling unit/5 acres
Rural Protection	Rural Protection	<a href="#">RP</a>	1 dwelling unit/10 acres
Rural Wooded	Rural Wooded	<a href="#">RW</a>	1 dwelling unit/20 acres
Forest Resource Lands	Forest Resource Lands	<a href="#">FRL</a>	1 dwelling unit/40 acres
Mineral Resource <u>Overlay</u>	Mineral Resource Overlay	<a href="#">MRO</a>	Not applicable
Urban Low-Density Residential	Urban Restricted	<a href="#">UR</a>	1 – 5 dwelling units/acre
	Greenbelt	<a href="#">GB</a>	1 – 4 dwelling units/acre
	Urban Low Residential	<a href="#">UL</a>	5 – 9 dwelling units/acre
	Urban Cluster Residential	<a href="#">UCR</a>	5 – 9 dwelling units/acre
Urban Medium-Density Residential	Urban Medium Residential	<a href="#">UM</a>	10 – 18 dwelling units/acre
Urban High-Density Residential	Urban High Residential	<a href="#">UH</a>	19 – 30 dwelling units/acre <sup>1</sup>
Urban High Intensity Commercial	Commercial	<a href="#">C</a>	10 – 30 dwelling units/acre
	Regional Center	<a href="#">RC</a>	10 – 60 dwelling units/acre
Urban Low Intensity Commercial	Urban Village Center	<a href="#">UVC</a>	Up to 18 dwelling units/acre
	Neighborhood Commercial	<a href="#">NC</a>	10 – 30 dwelling units/acre
	Low Intensity Commercial	<a href="#">LIC</a>	10 – 30 dwelling units/acre
Rural Commercial	Rural Commercial	<a href="#">RCO</a>	Not applicable
Urban Industrial	Business Park	<a href="#">BP</a>	Not applicable
	Business Center	<a href="#">BC</a>	Not applicable
	Industrial	<a href="#">IND</a>	Not applicable
Rural Industrial	Rural Industrial	<a href="#">RI</a>	Not applicable
Public Facilities	Parks	<a href="#">P</a>	Not applicable
	<u>NA (all other zone classifications are allowed within the Public Facilities land use designation)</u>		
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	<a href="#">KVC</a>	0 – 5 dwelling units/acre
	Keyport Village Low Residential	<a href="#">KVLR</a>	2 dwelling units/acre



Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density
	Keyport Village Residential	<a href="#">KVR</a>	5 dwelling units/acre
	Manchester Village Commercial	<a href="#">MVC</a>	<del>0 – 5 dwelling units/acre</del>
	Manchester Village Low Residential	<a href="#">MVLR</a>	2 dwelling units/acre
	Manchester Village Residential	<a href="#">MVR</a>	4 dwelling units/acre
	Port Gamble Rural Historic Town Commercial	<a href="#">RHTC</a>	2.5 dwelling units/acre
	Port Gamble Rural Historic Town Residential	<a href="#">RHTR</a>	2.5 dwelling units/acre
	Port Gamble Rural Historic Waterfront	<a href="#">RHTW</a>	2.5 dwelling units/acre
	Suquamish Village Commercial	<a href="#">SVC</a>	Not applicable
	Suquamish Village Low Residential	<a href="#">SVLR</a>	2 dwelling units/acre
	Suquamish Village Residential	<a href="#">SVR</a>	2 dwelling units/acre
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	<a href="#">REC</a>	Not applicable
	Twelve Trees Employment Center	<a href="#">TTEC</a>	Not applicable

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~~4 — Parcels located within the Silverdale regional growth center boundary may allow higher densities. See Section 17.420.058, Silverdale regional center and design district density and dimension table.~~

1 **Amendment #8: Rural, Resource, and Urban Residential Zones Density and Dimensions Table (KCC)**  
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3 Kitsap County Code Section 17.420.052 'Rural, Resource, and Urban Residential Zones Density and Dimensions Table', last amended by Ordinance 550  
4 (2018), is amended as follows:  
5

6 **17.420.052 Rural, Resource, and Urban Residential Zones Density and Dimensions Table**

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (3)(18)	1 (3)(18)	5	5	10	19
Max. density (du/acre)	<del>NA</del> <u>1 du/5 acres</u>	<del>NA</del> <u>1 du/10 acres</u>	<del>NA</del> <u>1 du/20 acres</u>	<del>NA</del> <u>1 du/40 acres</u>	<del>NA</del> <u>0 (19)</u>	<u>5, up to 10 in Gorst (18)(53)</u>	4 (18)	9	9	18	30
Min. lot size	5 acres	10 acres	20 acres	40 acres	20 acres (30)	5,800 s.f.	5,800 s.f.	2,400 s.f.	2,400 s.f.	<del>None NA</del> for multifamily; 2,400 s.f. for single-family	<del>None NA</del>
Max. lot size	NA	NA	NA	NA	NA	NA	NA	9,000 s.f. (25)	9,000 s.f. (25)	NA	NA
Min. lot width (feet)	140	140	140	140	60 (31)	60	60	40	40	<del>0 NA</del> for multifamily; 40 for single-family	60
Min. lot depth (feet)	140	140	140	140	NA	60	60	60	60	<del>0 NA</del> for multifamily; 60 for single-family	60

Max. height (feet) (40)(50)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35	35 ( <del>50</del> )	35	35	45 (17)	55 (17)
Max. impervious surface coverage	NA	NA	NA	NA	NA	50% <u>up to</u> 55% <u>in</u> <u>Gorst</u> (53)	40%	NA	NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	50% <u>up to</u> 55% <u>in</u> <u>Gorst</u> (53)	40%	NA	NA	85%	85%
Setbacks (34)(48)											
Min. front (feet) (41)(42)(43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20 ( <del>29</del> ), 15 <u>in</u> <u>Gorst</u> (29)(54)	20 (29)	20 for garage or carport; 10 for habitable area (29)	10 for single-family, duplex and townhouse; 10 for multifamily <u>adjacent or when</u> <u>abutting residential a</u> <u>single-family, duplex or townhouse on the same side of the street,</u> otherwise <del>0</del> <u>NA</u> (29)	<del>Multifamily = 10</del> <del>Single-family = 20</del> <del>for garage or carport;</del> <del>10 for habitable area</del> <del>10 for multifamily;</del> <del>for single-family; 20 for garage or carport,</del> <del>10 for habitable area</del> (29)	20 (29)

Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<u>Min.</u> Side (feet) (42)(43)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	5 (29)	5 (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (28)(29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 (29)
<u>Min.</u> Rear (feet) (42)(43)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10 <del>(29)</del> , 15 <u>in Gorst</u> (29)(54)	10 (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29)	5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28)(29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29)	10 (29)

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**Amendment #9: Commercial, Industrial, and Parks Zones Density and Dimensions Table (KCC)**

1 Kitsap County Code Section 17.420.054 'Commercial, Industrial, and Parks Zones Density and Dimensions Table', last amended by Ordinance 550  
2 (2018), is amended as follows:  
3

4 **17.420.054 Commercial, Industrial, and Parks Zones Density and Dimensions Table**

Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (5)(33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
Min. density (du/acre) (57)	10 (19)	10	10	See Section 17.420.058	10	None NA	NA	NA	NA	NA	NA	
Max. density (du/acre)	18 (19)	30	30		20 base; up to 30 max in Gorst (53)	None 0 (19)	NA 0 (19)	NA 0 (19)	NA 0 (19)	NA 0 (19)	NA 0 (19)	
Min. lot size	NA	NA	NA		NA	NA	NA	7 acres (49)	NA	NA	NA	
Max. lot size	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Min. lot width (feet)	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Min. lot depth (feet)	NA	NA	NA		NA	NA	NA	NA	NA	200	NA	
Max. height (feet) (40)(50)	45	35 (17)	35 (17)		25 base; up to 45 max in Gorst (53)	35	35 (17)	35 (17)	35 (17)	35	35 (17)	
Max. impervious	85%	85%	85%		35% base; up to 50%	85%	NA	50%	NA	85%	NA	

Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (5)(33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
surface coverage					<del>max in</del> <del>Gorst</del> (53)							
Max. lot coverage	Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet. Total gross floor area devoted to residential use in any project shall not exceed 2/3 of the total proposed gross floor area. (24)	NA	NA		35%	<del>None</del> <del>NA</del>	60% building coverage or as determined by master plan process	NA	60% lot coverage	NA	NA	
Setbacks (34)(48)												
Min. front (feet)	<del>None</del> <del>NA</del>	20	20	See Section 17.420.058	<del>None</del> <del>NA</del>	20 (26)	20 (23)(26)	20 (23)(26)	20 (27)	20 (26)	20 <del>0</del> <del>in</del>	

Standard	Commercial						Industrial				Public Facilities		
	UVC (5)	NC (5)(33)	C (5)(33)	RC (5)(33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--	
(29)(41)(42) (43)(46)											<u>Gorst</u> (54)		
Max. front (feet) (41)(42)(43)	NA	NA	NA		10 (52)	NA	NA	NA	NA	NA	NA	NA	
<u>Min.</u> Side (feet) (29)(42)(43)	<del>None</del> <u>NA</u>	10 (21)	10 (21)		<del>0</del> <u>NA</u>	20, 50 when abutting residential <u>zone</u> (26)	20 (23)(26)	20 (23)(26)	<del>None</del> <u>NA</u> (27)	20, 50 when abutting residential <u>zone</u> (26)	10		
<u>Min.</u> Rear (feet) (29)(42)(43)	<del>None</del> <u>NA</u>	10 (21)	10 (21)		15	20, 50 when abutting residential <u>zone</u> (26)	20 (23)(26)	20 (23)(26)	<del>None</del> <u>NA</u> (27)	20, 50 when abutting residential <u>zone</u> (26)	10; 0 <u>in</u> <u>Gorst</u> (54)		

1

1 **Amendment #10: Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table (KCC)**  
2

3 Kitsap County Code Section 17.420.056 ‘Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table’, last amended by  
4 Ordinance 550 (2018), is amended as follows:  
5

6 **Table 17.420.056 Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table**

	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. density (du/acre)	NA	NA	NA	<del>0</del> NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. density (du/acre)	5	2 (45)	5	5 (15)	2 (15)	4 (15)	2.5	2.5 (7)	2.5	<del>NA</del> 0 (19)	2	2	<del>NA</del> 0 (19)	<del>NA</del> 0 (19)
Min. lot size	NA	12,500 s.f.	4,000 s.f.	NA	21,780 s.f. (12)	10,890 s.f. (12)	<del>None</del> NA	3,500 s.f. (7)	NA	NA (11)	4,500 s.f. (4)(11)	4,000 s.f. (4)(11)	NA	NA
Max. lot size	NA	NA	NA	NA	NA	NA	<del>None</del> NA	7,500 s.f. (7)	NA	NA (11)	NA (11)	NA (11)	NA	NA
Min. lot. width (feet)	30	80	40	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	50 (4)(11)	40 (4)(11)	NA	NA
Min. lot. depth (feet)	NA	80	80	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	90 (4)(11)	75 (4)(11)	NA	NA
Max. height (feet) (40)	35	35	35	28 (13)	35 (14)	35 (14)	35 (8)	30	35 (22)	35	30, Max of 2	30, Max of 2	35	35



	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keypoint Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
											habitable floors	habitable floors		
Max. impervious surface coverage	NA	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16)	NA	NA	NA	40% (6)	40% (6)	40% (6)	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	50%	50% or 2,000 s.f., whichever is greater	50%	NA	NA	NA	NA	NA
Setbacks (34)(48)														

	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. front (feet) (41)(42) (43)	NA	10 for habitable area, 20 for garage or carport	10 for habitable area, 5 for porch, 20 feet for garage or carport (46)	NA	20	20	None NA	20 (9)	None NA	10 (11)	20 (11)	20 (11)	20	20
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Side (feet) (42)(43)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	0 NA (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)
Min. Rear (feet) (42)(43)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	10 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

1 **Amendment #11: Zero Density Footnote (KCC)**  
2

3 Kitsap County Code Section 17.420.060 'Footnotes for tables', Subsection 19, last amended by  
4 Ordinance 550 (2018), is amended as follows:  
5

6 19. ~~Reserved. These zones are not intended to accommodate population growth and therefore~~  
7 ~~do not have allowed density. However, limited new residential uses may occur in these zones~~  
8 ~~which support the intent of these zones to provide employment and services. Therefore, up to~~  
9 ~~one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in~~  
10 ~~Kitsap County Code Chapter 17.410.~~  
11  
12

13 **Amendment #12: Silverdale Regional Growth Center Footnote (KCC)**  
14

15 Kitsap County Code Section 17.420.060 'Footnotes for tables', Subsection 55, last amended by  
16 Ordinance 550 (2018), is amended as follows:  
17

18 55. *Parcels located within the Silverdale Regional Growth Center shall refer to the design*  
19 *standards identified in Section [17.420.058](#), Silverdale regional center and design district density*  
20 *and dimension table.*  
21  
22

23 **Amendment #13: Illahee View Protection Overlay Footnote (KCC)**  
24

25 Kitsap County Code Section 17.420.060 'Footnotes for tables', Subsection 50, last amended by  
26 Ordinance 550 (2018), is amended as follows:  
27

28 50. New or remodeled structures within the Illahee ~~view protection overlay zone~~ View  
29 Protection Overlay may not exceed twenty-eight feet. Kitsap County will not enforce vegetation  
30 height standards.  
31  
32

33 **Amendment #14: Illahee View Protection Overlay Map (KCC)**  
34

35 A new section is added to Kitsap County Code Chapter 17.700 'Appendices', as follows:  
36

37 **Appendix B Illahee View Protection Overlay Map.**

