



## Executive Summary

<b>Issue Title:</b>	Zoning Use Table Update
<b>Meeting Date:</b>	December 13, 2021
<b>Time Required:</b>	30 minutes
<b>Department:</b>	Department of Community Development (DCD)
<b>Attendees:</b>	Jeff Rimack, Liz Williams, Darren Gurnee, and Melissa Shumake

**Action Requested At This Meeting:** Discuss Planning Commission Change Matrix and Department Recommended Revisions

### Background

The Kitsap County Department of Community Development (Department) is proposing updates to the zoning allowed use tables found in Kitsap County Code Title 17 'Zoning', Chapter 17.410. Since 2019, the primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

- **Housing Equity and Diversity.** The project will encourage a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.
- **Economic Development.** The project will encourage economic development by:
  - Scaling land uses to streamline the level of permit review required.
  - Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.
- **Making the Code Easier to Use.** Finally, the project will improve predictability and ease of use for applicants and permit reviewers.

### Planning Commission Process

The Kitsap County Planning Commission made a recommendation to approve the amendments to the draft ordinance following deliberations during meetings in October and November at the November 9, 2021 meeting, and recommended approval of the Findings of Fact at the November 16, 2021 meeting. At this briefing we will review the Planning Commission and Department recommended changes included in Attachment 1.

### Recent and Upcoming Outreach

Consistent with the Public Participation Plan, outreach efforts since the Board's last briefing on November 22, 2021, include:

- November 16, 2021 – Planning Commission Findings of Fact - *complete*
- January and February 2022 – CAC briefings

**Next Steps**

- Board of County Commissioners Work Study sessions in mid to late January 2022
- Board of County Commissioners Public Hearing in mid-February 2022
- Board of County Commissioners Adoption in late March 2022
- Effective date end of June 2022

**Attachments:**

1. Planning Commission Change Matrix with Department Recommended Revisions



1 **Change Matrix - Planning Commission and Department recommended amendments to draft Ordinance**  
 2 The matrix below captures Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 during deliberation sessions on October 5, October 26, and November 9 of 2021. Column one indicates  
 3 the page number and line(s) where the amendments occur in the draft Ordinance. Column two identifies the section of the draft Ordinance or Kitsap County Code where the change occurs. Column three identifies the exact  
 4 amendments proposed by the Planning Commission in an underline and strikethrough format with **red text**. Column four contains Department recommended revisions to the Planning Commission recommendations. An additional  
 5 section at the end of the document contains Department recommended revisions to the draft Ordinance that are not based on or a response to Planning Commission recommendations.  
 6

Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .	Department recommended changes to the Planning Commission recommendation
Added via Planning Commission deliberations	<b>6.16</b>	<u>Section __: Kitsap County Code Chapter 6.16, “Mobile home parks,” last amended by Ordinance 23-A (1971) § 7, 1971 is repealed.</u>	Adopt as recommended by the Planning Commission.
Page 8 Lines 7-8	<b>17.110.165</b>	17.110.165 Club. “Club” means a place where an association of persons or <u>501 C3 non-profits</u> organized for some common purpose <del>to</del> meet. <u>This definition may include a clubhouse.</u>	Adopt as recommended by the Planning Commission.
Pages 13-14 Lines 41-3	<b>17.110.292</b>	17.110.292 Fuel or charging station, with convenience store. “Fuel or charging station, with convenience store” means a facility that provides gasoline and/or diesel fuel, electric vehicle charging stations to retail consumers with a facility that sells convenience goods as a secondary activity <u>and may have an accessory car wash limited to a single passenger vehicle capacity.</u>	Adopt as recommended by the Planning Commission.
Page 15 Lines 7-16	<b>17.110.316</b>	17.110.316 Group home. “Group home” means a dwelling unit containing up to eight unrelated persons who are mentally or physically impaired who are protected under the Fair Housing Act, along with support or supervisory personnel or family members who may reside at the facility. A. The term mental or physical impairment includes conditions such as blindness, hearing impairment, mobility impairment, HIV infection, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, <u>cognitive impairment, memory loss,</u> and mental illness. B. Current users of illegal controlled substances, persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders are not considered mentally or physically impaired under the Fair Housing Act.	Adopt as recommended by the Planning Commission.
Page 15 Lines 20-33	<b>17.110.318</b>	17.110.318 Group living. “Group living” means the residential occupancy of a structure that does not meet the definition of family living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following: A. Assisted living facility. B. Boarding house, rooming house, or lodging house. C. Congregate care facility. <del>D. Convalescent, nursing or rest home.</del> <u>ED.</u> Dormitory. <u>FE.</u> Hospice. <u>GF.</u> Monastery or convent. <u>HG.</u> Independent living facility. <u>IH.</u> Shelter, non-transitory accommodation. <u>J.</u> Skilled nursing care facility, <u>memory care, convalescent, or rest home.</u>	Adopt as recommended by the Planning Commission.



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Added via Planning Commission deliberations	<b>17.110.655</b>	<u>Section 17.110.655: Kitsap County Code Section 17.110.655, "Recreational vehicle camping park," last amended by Ordinance 534-2016 is repealed.</u>	Adopt as recommended by the Planning Commission.
Added via Planning Commission deliberations	<b>17.110.728-9</b>	<u>17.110.XXX "Urban Port" means a Port District with public taxing authority established under RCW 53.04.010 that is located within a designated unincorporated Urban Growth Area that operates an existing marina and that owns, manages, and maintains properties that are contiguous to or near the waterfront for the purposes of economic development.</u>	Adopt as recommended by the Planning Commission.
Pages 56, 60 Lines N/A	<b>17.410.044</b> "Commercial, industrial, parks, and public facility zones use table,"	17.410.044., "Commercial, industrial, parks, and public facility zones use table," See table below for Planning Commission recommended changes.	Adopt as recommended by the Planning Commission.

7

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<u>17.240</u>	<u>17.250</u>	<u>17.280</u>	<u>17.260</u>	<u>17.270</u>	<u>17.290</u>	<u>17.300</u>	<u>17.310</u>	<u>17.330</u>	<u>17.330</u>	<u>17.340</u>		
272	General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	--	--	P	P	<del>ACUP</del>	--	--	17.110.302 General office and management services.	17.415.230 General office and management services.
542	Slaughterhouse or animal processing	--	--	--	--	--	C	ACUP	ACUP	C	<del>ACUP</del>	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.

8

9



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .	Department Recommendation
Pages 62-70 Lines N/A	<b>17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.,”</b>	Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.,” See table below for Planning Commission recommended changes.	Adopt as recommended by the Planning Commission.

10

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
	Keyport Rural Village <u>17.360A</u>			Manchester LAMIRD <u>17.360B</u>			Rural Historic LAMIRD <u>17.360C</u>			Suquamish LAMIRD <u>17.360D</u>			REC <u>17.360</u> <u>E</u>			TTEC <u>17.360</u> <u>E</u>
	Zoning Classification (1)(3)(4) →	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR			
Categorical Use (1)(3)(4) ↓																
100 Accessory dwelling unit, attached	ACUP	P	P	<del>ACUP</del> =	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	C	P	P	--	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area.  17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102 Accessory dwelling unit, detached	ACUP	P	P	<del>ACUP</del> =	ACUP	ACUP				C	ACUP	ACUP	--	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area.  17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
108 Cottage housing development	ACUP	P	P	<del>€</del> =	<del>ACUP</del> =	<del>ACUP</del> =	See section 17.700 Appendix	See section 17.700 Appendix	See section 17.700 Appendix	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.



								<b>F</b>	<b>F</b>	<b>F</b>							
<b>112</b>	Manufactured/mobile/RV/park-model/tiny home park	--	€ =	€ =	--	€ =	€ =				--	€ =	€ =	--	--	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
<b>126</b>	Group Living (7 or more rooms)	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>ACUP</b> =	<b>ACUP</b> =				<b>C</b>	<b>ACUP</b> =	<b>ACUP</b> =	--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
<b>208</b>	Event facility	€ =	--	--	€ =	--	--				€ =	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.
<b>212</b>	Resort	€ =	--	--	--	--	--				--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
<b>220</b>	Automobile, recreational vehicle, or boat sales	€ =	--	--	€ =	--	--				€ =	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
<b>224</b>	Equipment sales, rentals and repair, heavy	€ =	--	--	€ =	--	--				€ =	--	--	<b>P</b>	<b>ACUP</b> =	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
<b>230</b>	Fuel or charging station, with convenience store	€ =	--	--	€ =	--	--				<b>ACUP</b>	--	--	<b>ACUP</b>	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.
<b>234</b>	General retail merchandise stores – less than 4,000 s.f.	<b>P</b>	--	--	<b>P</b>	--	--				<b>P</b>	--	--	<del><b>P</b></del> =	<b>P</b>	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
<b>238</b>	General retail merchandise stores – 10,000 to 15,000 s.f.	<b>C</b>	--	--	€ =	--	--				<b>C</b>	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
<b>240</b>	General retail merchandise stores – 15,001 to 24,999 s.f.	<b>C</b>	--	--	€ =	--	--				€ =	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
<b>254</b>	Automobile or recreational vehicle repair	<b>ACUP</b>	--	--	<b>ACUP</b> =	--	--	See section 17.700 Appendix <b>F</b>	See section 17.700 Appendix <b>F</b>	See section 17.700 Appendix <b>F</b>	<b>ACUP</b>	--	--	<b>ACUP</b>	<b>ACUP</b> =	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.



256	Car washes	<b>P</b>	--	--	<del><b>P</b></del> =	--	--				<b>P</b>	--	--	<b>ACUP</b>	<del><b>P</b></del> =	17.110.149 Car washes.	17.415.095 Car washes.
272	General office and management services – 10,000 s.f. or greater	<b>C</b>	--	--	<del><b>C</b></del> =	--	--				<b>C</b>	--	--	<b>C</b>	<b>P</b>	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	<b>ACUP</b>	--	--	<del><b>ACUP</b></del> =	<b>C</b>	<b>C</b>				<del><b>ACUP</b></del> =	--	--	<b>P</b>	<b>P</b>	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
280	Off-street parking facilities, structured	<b>ACUP</b>	--	--	<b>ACUP</b>	--	--				<del><b>ACUP</b></del> =	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
284	Research laboratory, less than 4,000 s.f.	<b>P</b>	--	--	<del><b>P</b></del> =	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286	Research laboratory, 4,000 to 9,999 s.f.	<b>ACUP</b>	--	--	<del><b>ACUP</b></del> =	--	--				--	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
296	Shared work/maker space	<del><b>P</b></del> <u><b>ACUP</b></u>	--	--	<del><b>P</b></del> <u><b>ACUP</b></u>	--	--				<del><b>P</b></del> <u><b>ACUP</b></u>	--	--	<del><b>P</b></del> <u><b>ACUP</b></u>	<del><b>P</b></del> <u><b>ACUP</b></u>	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
312	Marinas	<b>C</b>	--	--	<b>C</b>	--	--				<b>C</b>	<b>C</b>	<b>C</b>	<del><b>ACUP</b></del> =	<del><b>ACUP</b></del> =	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	<b>ACUP</b>	--	--	<b>ACUP</b>	--	--				<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	<del><b>P</b></del> =	<del><b>P</b></del> =	17.110.482 Marina support services.	17.415.355 Marina support services.
420	Transportation terminals, marine	<del><b>C</b></del>	--	--	<del><b>C</b></del>	--	--				<del><b>C</b></del>	--	--	<del><b>C</b></del>	<del><b>C</b></del>	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
422	Transportation terminals, non-marine	<u><b>ACUP</b></u>	--	--	<u><b>ACUP</b></u>	--	--				<u><b>ACUP</b></u>	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine
604	Aquaculture practices	--	<b>ACUP</b>	<b>ACUP</b>	--	<b>ACUP</b>	<b>ACUP</b>				--	<del><b>ACUP</b></del> =	<del><b>ACUP</b></del> =	<b>ACUP</b>	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
700	Accessory use or structure	<del><b>ACUP</b></del> <u><b>P</b></u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	See section	See section	See section	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.









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Page 95-96 Lines 36-3	<b>17.415.230</b>	17.415.230 General office and management services. A. In the Business Park (BP) zone or Industrial (I) zone, engineering and construction offices and financial, banking, mortgage and title institutions must be located and designed to serve adjacent area. B. In the Industrial (I) zone, general office and management services that are less than 4,000 square feet must be located and designed to serve adjacent area. C. In the Neighborhood Commercial (NC) zone, engineering and construction offices must not exceed 4,000 square feet of gross floor area. D. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone, financial, banking, mortgage and title institutions and laundromats and laundry services must not exceed 4,000 square feet of gross floor area. E. In the Rural Industrial (RI) zone, use must be accessory to an immediate primary use. <del>F. In the Manchester Village Commercial (MVC) zone, equipment storage located externally is not allowed for engineering and construction offices.</del>	Adopt as recommended by the Planning Commission.
Page 96 Lines 1-6	<b>17.415.250</b>	17.415.250 Group Living (1 to 6 rooms). A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density. C. Boarding houses must have health district approval prior to occupancy. D. In the Urban Village Center (UVC) zone, a boarding house shall be permitted outright. <u>E. Except in the Manchester Village Commercial (MVC), Manchester Village Residential Low (MVLR) and Manchester Village Residential (MVR), cottage housing may be used in conjunction with Group Living (1 to 6 rooms) facilities and reviewed under the Group Living (1 to 6 rooms) permit review process.</u>	Adopt as recommended by the Planning Commission.
Page 97 Lines 37-44	<b>17.415.255</b>	17.415.255 Group Living (7 or more rooms). A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density. <u>C. Except in the Manchester Village Commercial (MVC), cottage housing may be used in conjunction with Group Living (7+ rooms) facilities and reviewed under the Group Living (7+ rooms) permit review process.</u>	Adopt as recommended by the Planning Commission.



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Page 100 Lines 15-40	<b>17.415.305</b>	<p>17.415.305 Manufactured/mobile/RV/park-model/tiny home park. Manufactured home/mobile/RV park/park-model/tiny home park must meet the following requirements:</p> <p>A. Utilities. The use, individual units, or individual sites shall be completely and adequately served by utilities for potable water and sanitation approved by the Health District.</p> <p><del>B. Building lot coverage. The maximum building lot coverage is sixty percent, including accessory buildings.</del></p> <p><del>CB.</del> Accessory buildings. Buildings and structures accessory to a home shall be allowed. <del>An accessory roof or awning may be attached to a home and shall be considered a part thereof.</del> Automobile parking spaces may be covered with a carport.</p> <p><del>DC.</del> Access. All drives within the park shall be constructed in accordance with Title 12. Drives, sidewalks and paths shall be provided consistent with county road standards <del>and residential subdivision standards outlined in Title 16.</del></p> <p><del>E. Setbacks. There shall be at least a ten-foot setback between homes, and between any building(s) within the park. There shall be at least a ten-foot setback between any designated parking space and any building.</del></p> <p><del>FD.</del> Screening. There shall be sight-obscuring fencing, or landscaping or natural vegetated buffers at least eight feet wide on all sides of the park. Such screening shall contain openings suitable to provide direct pedestrian access to adjoining streets and trails.</p> <p><del>G. Recreational Areas/Open Space. At least five hundred square feet for each home space shall be made available in a centralized location or locations for recreational uses.</del></p> <p><del>HE.</del> <del>Binding-s</del>Site plan. A complete and detailed <b>binding</b> site plan shall be submitted in support of the permit. The <b>binding</b> site plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, parking, and roads and recreational areas. <b>Consistent with the underlying zoning, standards set forth in KCC 16.24.040 and 16.24.050 apply.</b> The Director may <b>also</b> require additional information as necessary to determine whether all the above conditions and other applicable provisions of this code are met.</p>	Adopt as recommended by the Planning Commission.



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Page 94 Line 12	<b>17.415.195</b>	17.415.195 Event facility. In Rural Residential and Rural Protection zones, an event facility shall comply with the following standards: ... E. Landscaping and fencing. The event facility shall include a site obscuring fence, wall or landscape buffer <u>as defined in 17.500.027(B)(1)</u> :	Adopt as recommended by the Planning Commission and consider additional revisions introduced by the Department as outlined below.  17.415.195(C) Hours of operation. The event facility shall limit all event activities to occur between the hours of operation specified below. All noise, music, amplified sound, and sound-related equipment shall be turned off or stop at the end time specified. <u>Any alcohol sales shall cease half an hour before the end time.</u> All participants shall be off the property no later than <u>half an hour</u> after the last time specified. The director or hearing examiner may increase or decrease the hours of operation allowed per outdoor event based on site size or conditions implemented to reduce the potential impact to neighbors. Event facility hours of operation: Monday through Saturday: 8:00 am to <u>8:30</u> pm Sunday: 8:00 am to 8:00 pm
Page 4 Line 37-41	<b>17.110.020</b>	17.110.020 Accessory dwelling unit, <u>detached</u> . “Accessory dwelling unit, <u>detached</u> ” means separate living quarters <u>that doesn’t meet the definition of Section 17.110.017 Accessory dwelling unit, attached. detached from the primary residence.</u> No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses.	Consider Department recommended revisions to the Planning Commission recommendation as outlined below  “Accessory dwelling unit, <u>detached</u> ” means <u>a separate dwelling unit living quarters that doesn’t meet the definition of Section 17.110.017 Accessory dwelling unit, attached. detached from the primary residence.</u> No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses.



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Page 83 Lines 38-39	<b>17.415.010</b>	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. To encourage the provision of affordable housing, an Accessory Dwelling Unit (ADU) located in an Urban Growth Area (UGA) shall meet the following criteria: ... G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed <del>900</del> <u>1200</u> sf <del>or 60% of the habitable area of the primary dwelling, whichever is smaller.</del>	Consider Department recommended revisions to the Planning Commission recommendation as outlined below  G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed <del>900</del> <u>1000</u> sf <del>or 60 % of the habitable area of the primary dwelling, whichever is smaller. The Director may allow equal square footage for the primary dwelling and the ADU if the ADU is located completely on a single floor of the existing residence.</del>

12

13 The Department recommends the following revisions to the draft Ordinance upon further review for the Board of County Commissioners consideration:

Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Reason for Department recommendation	Department Recommendation
Page 89 Lines 33-41	<b>17.415.115 Club.</b>	Revised to correct a scrivener's error that resulted from transferring 17.410.050 A.12 (Footnote 12) to 17.415 Allowed use standards.	17.415.115 Club. <u>In Rural Protection (RP), Rural Residential (RR), or Parks (P) zones,</u> <del>A</del> all buildings and activities shall be set back a minimum of fifty feet <del>in FRL, MRO, RW, RP, RR, RCO, RI or parks zones</del> and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Reason for Department recommendation	Department Recommendation
Page 90 Line 6-23	<b>17.415.130 Contractor's storage yard.</b>	Revised to correct a scrivener's error that resulted from transferring 17.410.050 A.12 (Footnote 12) to 17.415 Allowed use standards.	<p>17.415.130 Contractor's storage yard.</p> <p><del>In Rural Residential (RR) and Rural Protection (RP) zones:</del></p> <p>A. <del>In the Rural Residential (RR) and Rural Protection (RP) zones,</del> A a contractor's storage yard accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.</p> <p>B. In the <del>Rural Protection (RP), Rural Residential (RR), Rural Wooded (RW), Forest Resource Lands (FRL)</del> or Parks (P) zones, all buildings and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.</p> <p>...</p>
Page 99 Lines 6-8	<b>17.415.295 Kennels or pet day-cares.</b>	Revised to correct a scrivener's error that resulted from transferring 17.410.050 A.12 (Footnote 12) to 17.415 Allowed use standards.	<p>17.415.295 Kennels or pet day-cares.</p> <p><u>A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3).</u></p> <p><u>B. In Rural Wooded (RW), Rural Protection (RP), or Rural Residential (RR), all buildings and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.</u></p>
Page 95, Line 22-34	<b>17.415.240 Golf courses.</b>	Revised to correct a scrivener's error that resulted from transferring 17.410.050 A.12 (Footnote 12) to 17.415 Allowed use standards.	<p>17.415.240 Golf courses.</p> <p>A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3).</p> <p>B. Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning designation.</p> <p>C. In the <del>Rural Residential (RR) or Rural Protection (RP) Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P)</del> zones, all buildings and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.</p>





Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Reason for Department recommendation	Department Recommendation
Page 103, Lines 9-17	<b>17.415.395 Places of worship.</b>	Revised to correct a scrivener’s error that resulted from transferring 17.410.050 A.12 (Footnote 12) to 17.415 Allowed use standards.	17.415.395 Places of worship. <del>In the Rural Protection (RP) or Rural Residential (RR), Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.</del>
Page 108, Line 39-40	<b>17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.</b>	Revised to correct a scrivener’s error that resulted from transferring 17.410.050 A.12 (Footnote 12) to 17.415 Allowed use standards.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter. <del>Reserved.</del> <u>In Rural Protection (RP) or Rural Residential (RR) zones, all buildings and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.</u>
Pages 106 Lines N/A	<b>17.415.475 Shared work/maker space</b>	Revised based on discussion during planning commission deliberations to promote compatibility and scale of use.	<u>Limited to less than 4,000 square feet in the Keyport Village Commercial (KVC), Manchester Village Commercial (MVC), Suquamish Village Commercial (SVC), Rural Employment Center (REC), and 12 Trees Employment Center (TTEC) zones.</u>
Page 190, Line 13-14	<b>Section 190: Effective Date</b>	Delayed effective date allows the Department to prepare new materials, update application materials, facilitate training, etc	This Ordinance shall take effect <del>immediately</del> <u>three months after being adopted.</u>
Pages 62-70 Lines N/A	<b>17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.”</b>	<ul style="list-style-type: none"> <li>Addresses scrivener’s error that omitted revisions to the “multiple family”, “conference center”, “general retail merchandise stores – 4,000 to 9,999 s.f”, “arboreta, botanical garden”, “club”, and “funeral home” uses recommended by the Planning Commission. The Department intends to seek approval of corrected Findings of Fact at the next scheduled Planning Commission meeting.</li> <li>Addresses scrivener’s error that omitted revision to the “indoor storage” use recommended by the Planning Commission that Department staff recommend not to be adopted. The Department intends to seek approval of corrected Findings of Fact at the next scheduled Planning Commission meeting.</li> <li>There are no marine transportation terminals in the REC and TTEC zones, nor could there be as they are not located on the water.</li> </ul>	Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.” See table below for Department recommended changes.



Comprehensive Plan Land Use Designation		TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
		Keyport Rural Village <u>17.360A</u>			Manchester LAMIRD <u>17.360B</u>			Rural Historic LAMIRD <u>17.360C</u>			Suquamish LAMIRD <u>17.360D</u>			REC <u>17.360E</u>			TTEC <u>17.360E</u>
Zoning Classification (1)(3)(4) →	Categorical Use (1)(3)(4) ↓	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR				
116	Multiple family	ACUP	ACUP	ACUP	--	= ACUP	= ACUP				--	= €	= €	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
202	Conference Center	= ACUP	--	--	= ACUP	--	--				= ACUP	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.
300	Arboreta, botanical garden	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo	17.415.050 Arboreta, botanical garden
304	Club	P	ACUP	ACUP	P	ACUP	ACUP				P	ACUP	ACUP			17.110.165 Club	17.415.115 Club
420	Transportation terminals, marine	C	--	--	C	--	--				C	--	--	€ =	€ =	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
516	Funeral homes	C	--	--	C	C	C				C	--	--	P	P	17.110.294 Funeral homes	17.415.225 Funeral homes
546	Storage, indoor	€	--	--	€	--	--				€	--	--	P	P	17.110.695 Storage, indoor	17.415.520 Storage, indoor