

PHASE II CODE DEVELOPMENT Errata Matrix

On May 17, 2008, Kitsap County completed a second draft for the Phase II Code Development process. The draft code amendments to Titles 17 (Zoning) and 18 (Environment) were intended to address issues related to single-family subdivision standards/platting, performance-based development (PBD) standards, recreational vehicle camping grounds, guest houses, mixed-use zone regulations, master planning, mineral resource overlay, consolidated use table modifications, regional commercial sign district, landscaping, and other amendments to improve clarity, consistency and functionality of Kitsap County development code. The intent of this errata matrix is to organize any corrections that should be resolved prior to final approval and adoption.

No	Section / Chapter	Page No.	Proposed Correction/Revision	Comments
1	17.100	1	Insert <u>17.405 Pre-Application Review</u> in table of contents.	Not listed as part of chapters.
2	17.100.020. N	3	Should State RCW 36.70A Growth Management Act and 36.70B Local Project Review instead of 30.70A and 30.70B	Typographical error. Revisions correct RCW reference for the Growth Management Act and Local Project Review.
3	17.100.020. U	3	Insert RCW 43.21 <u>State Environmental Policy Act.</u>	Added Title name to RCW reference.
4	17.100.020. V	3	Insert RCW 58.17 <u>Plats - Subdivisions – Dedications.</u>	Added Title name to RCW reference.
5	17.110.506	25	<u>“Net developable area” means the site area after subtracting all rights-of-way, critical areas and their buffers, stormwater controls, recreational facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and open space.</u>	Grammatical error. Added comma before “and open space.”
6	17.110.508	25	“Nonconforming lot” means a lot which was lawfully created but which does not conform to the lot requirements of the zone in which <u>it</u> was located as established by this title or other ordinances or amendments thereto.	Grammatical.



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7	17.110.548	26	Parcel definition needs to be inserted after 17.110.547 parabolic antenna definition.	Reorganization.
8	17.110.615	28	<u>“Porch” means a covered entrance to a building which may be either open or enclosed up-to one-third.</u>	Remove the word “up to.” Duplicate word.
9	17.382.037	176	<u>In addition to the provisions set forth elsewhere in this Title, all single-family subdivisions, condominiums or residential developments of ten (10) or more lots/units within urban growth areas must meet the following development standards:</u>	Intended for clarification. Replace “code” with “title”.
10	17.382.037.A.2	176	<u>Developments of more than 30 lots or units shall provide one (1) amenity with one (1) additional for every additional twenty (20) lots or units within the development. Required amenities shall be sized to accommodate a minimum of 260 square feet per lot/unit.</u>	Intended for clarification. Added “a minimum of” for amenity size.

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11	17.382.037 B.1-2	176	<p><u>Sidewalks shall be required on both sides of all public or private streets meeting the criteria for classification as a principal or minor arterial, local minor road, collector or local sub-collector as described by the Kitsap County Road Standards. Sidewalk design shall be developed consistent with the requirements of the Kitsap County Road Standards.</u></p> <p><u>Sidewalks shall be required on a minimum of one side of all public or private streets meeting the criteria for classification as local road cul-de-sac or very low volume local road as designated by the Kitsap County Road Standards or of similar traffic volume. Sidewalk design shall be developed consistent with the requirements of the Kitsap County Road standards. The director may require sidewalks on both sides based upon site-specific conditions.</u></p>	Consistency revisions as applied in Road Standards. Removed local minor roads as requiring only one side of the street to both sides.
12	17.382.037 E.2	177	<p><u>Street trees consistent with Chapter 17.385 shall be provided along all streets with the road classification of principal or minor arterial, collector or local sub-collector as determined by the Kitsap County Road Standards or of similar traffic volume. Street trees shall be located in the road right-of-way or the front yards of individual lot or unit.</u></p>	Consistency revisions to implement reduced lot dimensions and setbacks. Removed local minor roads as requiring street trees. Insert the word "or" between lot/unit.
13	17.382.060	180-181	Include alley/garage reference in Front Yard setbacks as well for the UL, UCR and UM zones.	Clarification.

No	Section / Chapter	Page No.	Proposed Correction/Revision	Comments
14	17.425.010	218	<p>To allow flexibility in design and creative site planning, while providing for the orderly development of the county. A performance based development (PBD) is to allow for the use of lot clustering in order to preserve open space, encourage the creation of suitable buffers between differing incompatible types of development, <u>facilitate the residential densities allowed by the zone,</u> provide for increased efficiency in the layout of the streets, utilities and other public improvements and to encourage the use of <u>low-impact development techniques and other creative designs techniques</u> for the development of land. The performance based development is to allow for mixed uses, subject to the density limits of the zone in which the performance based development is located. <u>Standard regulations that may be augmented through the use of a PBD include:</u></p> <ol style="list-style-type: none"> 1) <u>Lot Size</u> 2) <u>Lot Width & Depth</u> 3) <u>Maximum Height</u> 4) <u>Setbacks (Front, Side and Rear Yards).</u> <p><u>Minimum and maximum densities authorized by the zone shall NOT be subject to modification through the use of a PBD.</u></p>	Intended for clarification of the intent of a Performance Based Development. Inserted list of standard development regulations that may or may not be amended through the use of a Performance Based Development.
15	17.428	1 & 224	<p>MASTER PLANNING REQUIREMENTS FOR THE SOUTH KITSAP UGA/ULID #6/MCCORMICK WOODS SUB-AREA</p>	Correction of Appropriate Title of Sub-Area. Revisions should also take place in the table of contents.