

KITSAP COUNTY COMPREHENSIVE PLAN 10-YEAR UPDATE VOLUME III: PROPOSED DEVELOPMENT REGULATIONS



Errata Sheet

On August 29, 2006, Kitsap County completed a draft Comprehensive Plan update to meet the community’s refined vision and requirements of the Washington state Growth Management Act (GMA). The draft Comprehensive Plan was updated to address a new 2025 planning horizon and associated population targets. The proposed amendments include Comprehensive Land Use Plan amendments in unincorporated areas in Kitsap County, including unincorporated Urban Growth Areas (UGAs). The proposed amendments also include policy amendments, capital facilities plan and proposed development regulations. Elements of the PROPOSED REGULATIONS (Volume III) include regulatory amendments to land uses, definitions, density, dimensions and design, SEPA, the Rural Wooded Incentive Program, Transfer of Development Rights and other miscellaneous zoning regulations. The intent of the errata matrix is to organize any corrections that should be resolved in the final comprehensive Plan Update, Volume III. Additional errata’s are also compiled for both Volume I and Volume II.

No	Section / Chapter	Page No.	Proposed Correction/Revision	Comments
1.	Entire Volume Three	N/A	Remove all references to “planned unit development” and replace with “performance-based developments”.	Term left over from previous Codes. No longer relevant.
2.	Chapter 2. Land Use Regulations	2-5	Section 17.200 Classification of zones Include rural consolidated comprehensive plan designations for commercial, industrial and LAMIRDs.	Not included in table but discussed in Volume I, Chapter 3 and in Volume II, Chapter 2.

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3.	Chapter 2. Land Use Regulations	2-9	Revise the UR and UL columns for “cottage housing developments” by removing the “P” and replacing with an “ACUP”. Also, revise the UM column by removing the “X” and replacing with an “ACUP”.	As there is no subdivision required for these developments, the revised language provides appropriate planning review.

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4.	Chapter 2. Land Use Regulations	2-9 through 2-14 and 2- 43	<p>Revise UM column to place footnote #47 next the UM and UH headings on each page.</p> <p>Add a footnote #47 to read As a Hearing Examiner Conditional Use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:</p> <ul style="list-style-type: none"> a. The project must include a combination of UM and/or UH and commercially-zoned land; b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project; c. All setbacks must from other residentially-zoned land must be the maximum required by the zones included in the project; d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit. 	Allows integration of multi-family and commercial projects without adhering to specific zoning boundaries.

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5.	Chapter 2. Land Use Regulations	2-36, 2-43	Revise the RP, RR and RW columns for “Recreational vehicle camping parks” by removing the “X” and replacing it with a “C” and a footnote #46. Add footnote #46 to read “Allowed only as an accessory use to a park or recreational facility”	From 1998 Code. Left off of use table in conversion.
6.	Chapter 2. Land Use Regulations	2-38	Revise the RP, RR and RW columns for “aggregate extraction sites” by removing the “X” and replacing with a “C”.	Removes contradictions between County and State requirements for locating and permitting aggregate extraction sites.
7.	Chapter 2. Land Use Regulations	2-41	Footnote #19 to read Silverdale Design Guidelines handbook .	References exact title of document.
8.	Chapter 2. Land Use Regulations	2-41	Revise footnote #22 (d) to read “The subject property must be adjacent to an industrial zone or a complimentary public facility such as a sewage treatment plant or solid waste facility.”	Clarifies the allowable locations for these facilities in the rural zones.

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No	Section / Chapter	Page No.	Proposed Correction/Revision	Comments
9.	Chapter 2. Land Use Regulations	2-104	Section 17.352.010, 1 st paragraph, 3 rd sentence. Remove neighborhood from commercial businesses.	Clarifies that not only neighborhood commercial zoning classification uses are allowed in the Mixed Use zone, but higher intensity uses also found in the Highway Tourist zoning classification.
10.	Chapter 2. Land Use Regulations	2-110	Revise 17.110.025 Amusement Park to read “Amusement Center. “Amusement Center” means a commercially-operated facility having one or multiple forms of entertainment such as a bowling alley, indoor golf driving range, merry-go-round, roller coaster, batting cages, or miniature golf course.”	Makes use tables (amusement center” consistent with the definitions (amusement park) and clarifies distinction between private recreational facility and amusement center.
11.	Chapter 2. Land Use Regulations	2-111	Revise 17.110.175 to read “means an activity specified by this title as a principal or accessory use permitted subject to conditions. Conditional uses reviewed by the department are considered administrative (ACUP) while those reviewed by the hearing examiner (C) require a public hearing.	Clarify the difference between administrative and hearing examiner approved conditional uses.

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12.	Chapter 2. Land Use Regulations	2-113	Revise 17.110.240 to Dwelling, Single-Family, Attached with the definition “means a building containing dwelling units each designed for use by one family, sharing common vertical walls where each dwelling includes adjacent, dwelling-specific yard area within its ownership.”	No clear distinction between multi-family and single-family, attached housing. Each definition describes the same housing type.
13.	Chapter 2. Land Use Regulations	2-113	Add 17.110.242: Dwelling, Single-Family, Detached with the definition “means a building physically separated from others containing one dwelling unit designed for occupancy by not more than one family.”	No clear distinction between multi-family and single-family, attached housing. Each definition describes the same housing type.
14.	Chapter 2. Land Use Regulations	2-117	Revise 17.110.XXX Recreational Facility to read “means a place designed or equipped to conduct sports and leisure-time activities and open to the public. Examples include athletic fields, tennis complexes, swimming pools and other sports-related facilities. Public recreational facilities are those owned by a government entity.”	Clarifies the difference between a recreational facility and an amusement center.

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15.	Chapter 2. Land Use Regulations	2-123	Revise 17.420.040.A.4 to read “The proposal is compatible with and incorporates features, conditions or revisions that ensure it responds appropriately to the existing character, appearance, quality or development and physical characteristics of the subject property and immediate vicinity.”	The term intended character is overly vague and is largely covered by the “consistent with the comprehensive plan criteria” already required.
16.	Chapter 2. Land Use Regulations	2-126	Revise 17.421.040.A.4 to read “The proposal is compatible with and incorporates features, conditions or revisions that ensure it responds appropriately to the existing character, appearance, quality or development and physical characteristics of the subject property and immediate vicinity.”	The term intended character is overly vague and is largely covered by the “consistent with the comprehensive plan criteria” already required.
17.	Chapter 3. Density, Dimensions, and Design Regulations	3-4	Revise 17.382.020.B to read “Setbacks shall be measured perpendicularly from a property line to the nearest vertical wall or other element of a building or structure, not including driveways, patios, pools, sidewalks landscaping elements or other elements built at or below grade.	Clarify that underground structures are exempt from zoning setbacks (others such as distance from a public ROW may still apply)

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18.	Chapter 3. Density, Dimensions, and Design Regulations	3-13	<p>Revise Footnote 12 to read in the nonconforming lots in common ownership section “Nonconforming Lots in Common Ownership. Contiguous lots of record held in common ownership, each lot legally created before adoption of the Manchester Community Plan, must be combined to meet the minimum lot requirements of its zone if one or more of the lots is less than 8,712 square feet in size or does not meet the dimensional requirements of its zone and, at the time of adoption of the Manchester Community Plan (March 18, 2002), either 1) a residential structure encumbered more than one of the contiguous lots or 2) two or more of the contiguous lots were vacant. If one or more of the lots is sold or otherwise removed from common ownership after the adoption of the Manchester Community Plan, it will not be considered to meet the minimum lot requirements for non-conforming lots in single ownership. Property with two contiguous lots legally created before adoption of the Manchester Community Plan with a residential structure entirely on one lot may develop the second lot consistent with applicable zoning.”</p>	<p>Revised to meet intent of Manchester Community Plan. Consistent with the recommendation of the Manchester Community Council.</p>

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19.	Chapter 3. Density, Dimensions, and Design Regulations	3-14	Revise footnote #18 to read “Density based net acreage of the property(s) after the removal of all critical areas and their buffers.”	Clarifies the density of the UR zone. Previous “net developable acreage” also removed roads, ponds and other infrastructure from allowed density.
20.	Chapter 4. SEPA Regulations	4-8	18.04.120(A) refers to subsection (4), but there is no subsection (4) paragraph (D)	References correct paragraph.
21.	Chapter 4. SEPA Regulations	4-18	Revise 18.04.240 to read “The County adopts by reference the following rules for categorical exemptions as supplemented in this ordinance, including KCC.04.100 (Flexible thresholds) and KCC 18.04.110 (Use of exemptions).”	Removes reference to 18.04.260, which was deleted (replaced by CAO provisions).