

# Appendix A: Changes to Kitsap County Code Title 17

Section 1. Kitsap County Code Section 17 'Chapters' last amended by Ordinance 419-2008, is hereby amended as follows (underlined):

## Chapters:

- [17.100](#) General Provisions
- [17.110](#) Definitions
- [17.200](#) Establishment of Zones and Maps
- [17.300](#) Forest Resource Lands (FRL)
- [17.301](#) Rural Wooded Zone (RW)
- [17.305](#) Rural Protection Zone (RP)
- [17.310](#) Rural Residential Zone (RR)
- [17.315](#) Urban Reserve Zone (URS)
- [17.318](#) Poulsbo Urban Transition Area
- [17.321](#) Limited Areas of More Intensive Rural Development (LAMIRD)
  - [17.321A](#) Suquamish Rural Village
  - [17.321B](#) Port Gamble Rural Historic Town
  - [17.321C](#) Manchester Rural Village
  - [17.321D](#) Keyport Rural Village
- [17.322](#) (Repealed)
- [17.325](#) Urban Restricted Zone (UR)
- [17.326](#) **Illahee Greenbelt Zone (IGZ)**
- [17.330](#) Urban Low Residential Zone (UL)
- [17.335](#) Urban Cluster Residential Zone (UCR)
- [17.340](#) Urban Medium Residential Zone (UM)
- [17.350](#) Urban High Residential Zones (UH)
- [17.351](#) Multi-Family Development – Design Criteria
- [17.352](#) Mixed Use Zone (MU)
- [17.353](#) Urban Center Zones
- [17.354](#) Urban Center Zones – Design Criteria
- [17.355](#) Commercial Zones
- [17.360](#) Business Park Zone (BP)
- [17.365](#) Business Center Zone (BC)
- [17.370](#) Industrial Zone (IND)
- [17.375](#) Airport Zone (A)
- [17.377](#) Parks Zone (P)
- [17.380](#) Mineral Resource (MR)
- [17.381](#) Allowed Uses
- [17.382](#) Density, Dimensions and Design
- [17.385](#) Landscaping

- [17.400](#) Land Use Review
- [17.405](#) Pre-Application Review
- [17.415](#) Master Planning
- [17.420](#) Administrative Conditional Use Permit
- [17.421](#) Hearing Examiner Conditional Use Permit
- [17.425](#) Performance Based Development
- [17.428](#) Master Planning Requirements for the South Kitsap UGA/ULID #6 Sub-Area
- [17.430](#) Transfer of Development Rights
- [17.435](#) Off-Street Parking and Loading
- [17.445](#) Signs
- [17.450](#) View Blockage Requirements
- [17.455](#) Interpretations and Exceptions
- [17.460](#) Nonconforming Uses and Structures
- [17.470](#) Wireless Communication Facilities
- [17.500](#) Variances
- [17.510](#) Changes to Zones, Rezones, Amendments, Alterations
- [17.520](#) Appeals
- [17.525](#) Revocation of Permits or Variances
- [17.530](#) Enforcement
- [17.640](#) (Repealed)

Section 2. NEW SECTION. A new chapter is added as Kitsap County Code Section 17.326 'Illahee Greenbelt Zone' is hereby created as follows (strikeout and underlined):

Chapter 17.326  
Illahee Greenbelt Zone (IGZ)

Sections:

- 17.326.010 Purpose.
- 17.326.020 Uses.
- 17.326.050 Height regulations.
- 17.325.060 Lot requirements.
- 17.326.070 Lot coverage.
- 17.326.080 Signs.
- 17.326.090 Off-street parking.
- 17.326.100 Other provisions.

17.326.010 PURPOSE.

The Illahee Greenbelt Zone is applied to those areas within Illahee which have identified parcels constrained by critical areas of fifty percent or greater and are within Washington State Department of Fish and Wildlife (DFW) certified wildlife corridors. Development would be limited to a density range of one to four dwelling units per acre.

Actual densities allowed will be determined at the time of land use application, following an analysis of the site and review of potential impacts to the critical areas. (Ord. 216 (1998) § 4 (part), 1998)

17.326.020 USES.

Uses shall be allowed in accordance with Chapter 17.381 and Table 17.381.040(A), Urban Residential Zones Use Table. (Ord. 367 (2006) § 41, 2006: Ord. 292 (2002) § 3, 2002: Ord. 216 (1998) § 4 (part), 1998)

17.326.050 HEIGHT REGULATIONS.

Height requirements shall be in accordance with Chapter 17.382 and Table 17.382.060, Urban Residential Density and Dimensions Table. (Ord. 367 (2006) § 43, 2006: Ord. 216 (1998) § 4 (part), 1998)

17.326.060 LOT REQUIREMENTS.

Lot requirements shall be in accordance with Chapter 17.382 and Table 17.382.060, Urban Residential Density and Dimensions Table. (Ord. 367 (2006) § 44, 2006: Ord. 216 (1998) § 4 (part), 1998)

17.326.070 LOT COVERAGE.

Lot coverage requirements shall be in accordance with Chapter 17.382 and Table 17.382.060, Urban Residential Density and Dimensions Table. (Ord. 367 (2006) § 45, 2006: Ord. 216 (1998) § 4 (part), 1998)

17.326.080 SIGNS.

Signs shall be permitted according to the provisions of Chapter 17.445. (Ord. 216 (1998) § 4 (part), 1998)

17.326.090 OFF-STREET PARKING.

Off-street parking shall be provided according to the provisions of Chapter 17.435. (Ord. 216 (1998) § 4 (part), 1998)

17.326.100 OTHER PROVISIONS.

For other provisions, see Chapters 17.430 and 17.455. (Ord. 216 (1998) § 4 (part), 1998)

Section 3. Kitsap County Code Table 17.381.040(A) ‘Urban Residential Zones’ last amended by Ordinance 419-2008, is hereby amended as follows (underlined):

Table 17.381.040(A) Urban Residential Zones.

	Urban Low-Density Residential				Urban Medium/High-Density Residential	
Use	UCR (48)	<u>IGZ</u> <u>(59)</u>	UR (19)	UL (19)(48)	UM (30)(47)(48)	UH (19)(47)(48)

<b>RESIDENTIAL USES</b>						
Accessory dwelling units (1)	P	<u>P</u>	P	P	P	X
Accessory living quarters (1)	P	<u>P</u>	P	P	P	X
Accessory use or structure (1) (17) (18)	P	<u>P</u>	P	P	P	P
Adult Family Home	ACUP	<u>X</u>	X	X	ACUP	ACUP
Bed and breakfast house	P	<u>ACUP</u> <u>C</u> <u>(34)</u>	ACUP C (34)	ACUP C (34)	ACUP C (34)	X
Caretaker's dwelling	X	<u>X</u>	X	X	ACUP	X
Convalescent home or congregate care facility	ACUP	<u>X</u>	X	X	C	ACUP
Cottage housing developments	P	<u>ACUP</u>	ACUP	ACUP	ACUP	X
Dwelling, duplex	P	<u>P</u>	P (3)	P (3)	ACUP	X
Dwelling, existing	P	<u>P</u>	P	P	P	P
Dwelling, multi-family	ACUP	<u>C</u>	C	C	P	P
Dwelling, single-family attached	P	<u>P</u>	P	P	P	ACUP
Dwelling, single-family detached	P	<u>P</u>	P	P	P	ACUP
Home business (1)	P	<u>P</u>	P	P	ACUP	ACUP
Hotel/Motel	X	<u>X</u>	X	X	ACUP	X
Manufactured homes	P (43)	<u>P</u> <u>(43)</u>	P (43)	P (43)	P (43)	X (43)
Mixed use development (44)	X	<u>X</u>	X	X	ACUP	ACUP
Mobile homes	C (43)	<u>C</u> <u>(24)</u> <u>(43)</u>	C (24) (43)	C (24) (43)	C (24) (43)	X (43)
Residential care facility	P	<u>ACUP</u>	ACUP	ACUP	P	P
<b>COMMERCIAL/BUSINESS USES</b>						
Accessory use or structure (1) (17)	P	<u>P</u>	P	P	P	P
Adult entertainment (1)	X	<u>X</u>	X	X	X	X
Ambulance service	X	<u>X</u>	X	X	X	X
Auction house	X	<u>X</u>	X	X	X	X
Auto parts and accessory stores	X	<u>X</u>	X	X	X	X
Automobile and equipment rentals	X	<u>X</u>	X	X	X	X
Automobile service and repair and car washes	X	<u>X</u>	X	X	X	X

Automobile service station (6)	X	<del>X</del>	X	X	X	X
Automobile, recreational vehicle or boat sales	X	<del>X</del>	X	X	X	X
Boat/marine supply stores	X	<del>X</del>	X	X	X	X
Brew pubs	X	<del>X</del>	X	X	X	X
Clinic, Medical	X	<del>X</del>	X	X	X	ACUP (37)
Conference Center	X	<del>X</del>	X	P	X	X
Custom art and craft stores	X	<del>X</del>	X	X	X	X
Day-care center (14)	C	<del>C</del>	C	C	C	ACUP (37)
Day-care center, family (14)	P	<del>C</del>	C	C	C	ACUP (37)
Drinking establishments	X	<del>X</del>	X	X	X	X
Engineering and construction firms	X	<del>X</del>	X	X	X	X
Espresso stands	X	<del>X</del>	X	X	X	P (37)
Farm and garden equipment and sales	X	<del>X</del>	X	X	X	X
Financial, banking, mortgage and title institutions	X	<del>X</del>	X	X	X	X
General office and management services – less than 2,000 s.f.	X	<del>X</del>	X	X	X	ACUP (37)
General office and management services – 2,000 to 4,999 s.f.	X	<del>X</del>	X	X	X	ACUP (37)
General office and management services – 5,000 to 9,999 s.f.	X	<del>X</del>	X	X	X	ACUP (37)
General office and management services – 10,000 s.f. or greater	X	<del>X</del>	X	X	X	ACUP (37)
General retail merchandise stores – less than 5,000 s.f.	C (28)	<del>X</del>	X	X	X	ACUP (37)
General retail merchandise stores – 5,000 to 9,999 s.f.	X	<del>X</del>	X	X	X	X
General retail merchandise stores – 10,000 to 24,999 s.f.	X	<del>X</del>	X	X	X	X
General retail merchandise stores – 25,000 s.f. or greater	X	<del>X</del>	X	X	X	X
Kennels or Pet Day-Cares (1)	X	<del>X</del>	X	X	X	X
Kennels, hobby	P	<del>P</del>	P	P	P	X

Laundromats and laundry services	C (28)	<del>X</del>	X	X	X	ACUP (37)
Lumber and bulky building material sales	X	<del>X</del>	X	X	X	X
Mobile home sales	X	<del>X</del>	X	X	X	X
Nursery, retail	X	<del>X</del>	X	X	X	X
Nursery, wholesale	X	<del>X</del>	X	X	X	X
Off-street private parking facilities	X	<del>X</del>	X	X	X	X
Personal services – skin care, massage, manicures, hairdresser/barber	X	<del>X</del>	X	X	X	ACUP (37)
Pet shop – retail and grooming	X	<del>X</del>	X	X	X	ACUP (37)
Research Laboratory	X	<del>X</del>	X	X	X	X
Restaurants	C (28)	<del>X</del>	X	X	X	ACUP (37)
Restaurants, Drive-In	X	<del>X</del>	X	X	X	X
Restaurants, High-turnover	X	<del>X</del>	X	X	X	X
Temporary offices and model homes (27)	P	<del>P</del>	P	ACUP	ACUP	ACUP (37)
Tourism facilities, including outfitters, guides, and seaplane and tour-boat terminals	X	<del>X</del>	X	X	X	X
Transportation terminals	X	<del>X</del>	X	X	X	X
Veterinary clinics/Animal hospitals	X	<del>X</del>	X	X	X	C (9) (37)
<b>RECREATIONAL/CULTURAL USES</b>						
Accessory use or structure (1) (17)	P	<del>P</del>	P	P	P	P
Amusement centers	X	<del>X</del>	X	X	X	X
Carnival or Circus	X	<del>X</del>	X	X	X	X
Club, Civic or Social (12)	ACUP	<del>C (12)</del>	C (12)	C	ACUP	ACUP
Golf courses	ACUP	<del>C</del>	C	C	C	ACUP
Marinas	ACUP	<del>C</del>	C	C	C	C
Movie Theaters, indoor	X	<del>X</del>	X	X	X	X
Movie Theaters, outdoor	X	<del>X</del>	X	X	X	X
Museum, performing arts theaters, galleries, aquarium, zoo, historic or cultural exhibits	X	<del>X</del>	X	X	X	ACUP

Parks and open space	P	<u>P</u>	P	P	P	P
Race track (auto or motorcycle)	X	<u>X</u>	X	X	X	X
Recreational facilities, private	ACUP	<u>C</u>	C	C	C	ACUP
Recreational facilities, public	P	<u>P</u>	P	P	P	ACUP
Recreational vehicle camping parks	X	<u>C</u>	C	C	X	X
<b>INSTITUTIONAL USES</b>						
Accessory use or structure (1) (17)	P	<u>P</u>	P	P	P	P
Government/Public structures	ACUP	<u>ACUP</u>	ACUP	ACUP	ACUP	ACUP
Hospital	X	<u>X</u>	X	X	X	C
Places of worship (12)	C	<u>C</u>	C	C	C	ACUP
Private or Public Schools (20)	C	<u>C</u>	C	X	C	ACUP
Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	<u>C</u>	C	C	C	ACUP
<b>INDUSTRIAL USES</b>						
Accessory use or structure (1) (17)	P	<u>P</u>	P	P	P	P
Air pilot training schools	X	<u>X</u>	X	X	X	X
Assembly and packaging operations	X	<u>X</u>	X	X	X	X
Boat Yard	X	<u>X</u>	X	X	X	X
Cemeteries, mortuaries, and crematoriums (10)	C	<u>C</u>	C	C	C	C
Cold storage facilities	X	<u>X</u>	X	X	X	X
Contractor's storage yard (21)	X	<u>X</u>	X	X	X	X
Fuel distributors	X	<u>X</u>	X	X	X	X
Helicopter pads (13)	X	<u>X</u>	X	X	X	X
Manufacturing and fabrication, light	X	<u>X</u>	X	X	X	X
Manufacturing and fabrication, medium	X	<u>X</u>	X	X	X	X
Manufacturing and fabrication, heavy	X	<u>X</u>	X	X	X	X
Manufacturing and fabrication, hazardous	X	<u>X</u>	X	X	X	X
Recycling centers	X	<u>X</u>	X	X	X	X
Rock crushing	X	<u>X</u>	X	X	X	X
Slaughterhouse or animal processing	X	<u>X</u>	X	X	X	X
Storage, hazardous materials	X	<u>X</u>	X	X	X	X

Storage, indoor	X	<del>X</del>	X	X	X	X
Storage, outdoor	X	<del>X</del>	X	X	X	X
Storage, self-service	C (40)	<del>C</del> <del>(40)</del>	C (40)	C (40)	C (40)	C
Storage, vehicle and equipment (1)	X (18)	<del>X</del> <del>(18)</del>	X (18)	X (18)	X (18)	X (18)
Top soil production and/or stump grinding	X	<del>X</del>	X	X	X	X
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	<del>X</del>	X	X	X	X
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	<del>X</del>	X	X	X	X
Warehousing and distribution	X	<del>X</del>	X	X	X	X
Wrecking yards and junk yards (1)	X	<del>X</del>	X	X	X	X
<b>RESOURCE LAND USES</b>						
Accessory use or structure (1) (17)	P	<del>P</del>	P	P	P	P
Aggregate extractions sites	X	<del>X</del>	X	X	X	X
Agricultural uses (15)	X	<del>P</del>	P	P	P	P
Aquaculture practices	C	<del>C</del>	C	C	C	C
Forestry	X	<del>P</del>	P	P	P	P
Shellfish/fish hatcheries and processing facilities	X	<del>X</del>	X	X	X	X
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	X	<del>P</del> <del>(2)</del>	P (2)	P (2)	P (2)	P (2)

Section 4. Kitsap County Code 17.381.050 'Footnotes for zoning use table' last amended by Ordinance 419-2008 is hereby amended as follows (strikeout and underlined):

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60. All development in Illahee shall be consistent with the Illahee Community Plan.

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10) KITSAP COUNTY CODE 17.382.060 URBAN RESIDENTIAL DENSITY AND DIMENSIONS TABLE. LAST AMENDED BY ORDINANCE 8, IS HEREBY AMENDED AS FOLLOWS (UNDERLINED):

17.382.060 URBAN RESIDENTIAL DENSITY AND DIMENSIONS TABLE.

Standard	Urban Low-Density Residential				Urban Medium/High-Density Residential	
	UCR (5)	<u>IGZ</u> <u>(33)</u> <u>(XX)</u>	UR (33)	UL (5) (33)	UM (5)	UH (33)
Minimum density (du/acre)	4 (19)	<u>1</u> <u>(18)</u> <u>(3)</u>	1 (18) (3)	4 (19)	10 (19)	19
Base/Maximum density (du/acre)	9 (19)	<u>4</u> <u>(18)</u>	5 (18)	9 (19)	18 (19)	30
Minimum lot size (39)	None	<u>5,800</u> <u>s.f.</u>	5,800 s.f.	3,600 s.f.	None	None
Lot width (feet)	NA	<u>60</u>	60	60 (20)	0 for multi-family; 60 for single-family	60
Lot depth (feet)	NA	<u>60</u>	60	60	0 for multi-family; 60 for single-family	60
Maximum height (feet) (40)	35	<u>35</u> <u>(48)</u>	35	35	35 (17)	35 (17)
Maximum Impervious Surface Coverage	NA	<u>40%</u>	50%	NA	85%	85%

Setbacks, Generally (34) (38)						
Front (feet) (41)(42)(43)	10 for single-family, duplex & townhouse; 10 for multi-family adjacent or abutting residential, otherwise 0 (29)	<u>20</u> <del>(29)</del>	20 (29)	20 (29)	0 for multi-family; 20 for single-family (29)	20 (29)
Side (feet) (42)(43)	5 (28) (29)	<u>5</u> <del>(29)</del>	5 (29)	5 (29)	0 for multi-family; 5 for single-family (29)	5 (29)
Rear (feet) (42)(43)	5 (28) (29)	<u>5</u> <del>(29)</del>	5 (29)	5 (29)	0 for multi-family; 5 for single-family (29)	10 (29)

11) Kitsap County Code 17.382.110 'Footnotes for tables' last amended by Ordinance 8, is hereby amended as follows (strikeout and underlined):

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3. Properties within the urban restricted (UR) zone and Illahee Greenbelt Zone (IGZ) may subdivide at densities below the minimum required for the zone under the following circumstances:
  - a. The reduced density provides a greater protection for critical areas or environmentally sensitive areas; and
  - b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.

48. New or remodeled structures within the Illahee View Protection Overlay Zone may not exceed twenty-eight feet.

12) Kitsap County Code 17.200.010 'Classification of zones' last amended by Ordinance 419-2008, is hereby amended as follows (strikeout and underlined):

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

<b>Comprehensive Plan Land Use Designation</b>	<b>Zone Classification</b>	<b>Map Symbol</b>	<b>Density</b>
Forest Resource Lands	Forest Resource Lands	FRL	1 dwelling unit / 40 acres
Rural Wooded	Rural Wooded	RW	1 dwelling unit / 20 acres
Rural Protection	Rural Protection	RP	1 dwelling unit / 10 acres
Rural Residential	Rural Residential	RR	1 dwelling unit / 5 acres
Urban Reserve	Urban Reserve	URS	1 dwelling unit / 10 acres
Urban Low-Density Residential	Urban Restricted	UR	1-5 dwelling units / acre
	<u>Illehee Greenbelt Zone</u>	<u>IGZ</u>	<u>1-4 dwelling units/ acre</u>
	Urban Low Residential	UL	4-9 dwelling units / acre
	Urban Cluster Residential	UCR	4-9 dwelling units / acre

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13) Kitsap County Code 17.381.040 'Zoning Use Tables' last amended by Ordinance 419-2008, is hereby amended as follows (strikeout and underlined):

**17.381.040 Zoning use tables.**

There are five (5) separate tables addressing the following general land use categories and zones:

- A. Urban Residential Zones
  - 1. Urban Restricted (UR)
  - 2. Urban Low Residential (UL)
  - 3. Urban Cluster Residential (UCR)
  - 4. Urban Medium Residential (UM)
  - 5. Urban High Residential (UH)
  - 6. Illehee Greenbelt Zone (IGZ)

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14) Kitsap County Code 17.382.040 'Zoning Use Tables' last amended by Ordinance 419-2008, is hereby amended as follows (strikeout and underlined):

**17.382.040 Zoning use tables.**

There are five (5) separate tables addressing the uses allowed within following general land use categories and zones:

- A. Urban Residential Zones

1. Urban Restricted (UR)
2. Urban Low Residential (UL)
3. Urban Cluster Residential (UCR)
4. Urban Medium Residential (UM)
5. Urban High Residential (UH)
6. Illahee Greenbelt Zone (IGZ)

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