



1 **Planning Commission recommended amendments to draft Ordinance - Change Matrix**

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 strikeout format with **red text**.  
5

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> .
Added via Planning Commission deliberations	<b>6.16</b>	<u>Section 6.16 : Kitsap County Code Chapter 6.16, “Mobile home parks,” last amended by Ordinance 23-A (1971) § 7, 1971 is repealed.</u>
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</u> , attached. <del>detached from the primary residence</del> . No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses.
Page 8 Lines 7-8	<b>17.110.165</b>	17.110.165 Club. “Club” means a place where an association of persons <u>or 501 C3 non-profits</u> organized for some common purpose <del>to</del> meet. <u>This definition may include a clubhouse.</u>
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>
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.



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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> <del>E. Dormitory.</del> <del>F. Hospice.</del> <del>G. Monastery or convent.</del> <del>H. Independent living facility.</del> <del>I. Shelter, non-transitory accommodation.</del> <del>J. Skilled nursing care facility, <u>memory care, convalescent, or rest home.</u></del>
Added via Planning Commission deliberations	<b>17.110.655</b>	<u>Section ___: Kitsap County Code Section 17.110.655, “Recreational vehicle camping park,” last amended by Ordinance 534-2016 is repealed.</u>
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>
Pages 56, 60 Lines N/A	<b>17.410.044., “Commercial, industrial, parks, and public facility zones use table,”</b>	17.410.044., “Commercial, industrial, parks, and public facility zones use table,” See table below for Planning Commission recommended changes.



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

7

8



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Pages 62-70 Lines N/A	<b>17.410.046.,</b> “ <b>Limited</b> <b>areas of more</b> <b>intensive</b> <b>rural</b> <b>development</b> <b>(LAMIRD)</b> <b>zones use</b> <b>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.

9

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	<b>ACUP</b> =	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	<b>ACUP</b> =	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	€ =	ACUP =	ACUP =	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
112	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.
116	Multiple family	ACUP	ACUP	ACUP	--	ACUP =	ACUP =				€ =	ACUP =	ACUP =	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
126	Group Living (7 or more rooms)	C	C	C	C	ACUP =	ACUP =				C	ACUP =	ACUP =	--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
202	Conference Center	ACUP =	--	--	ACUP =	--	--				ACUP =	--	--	--	--	17.110.177 Conference center.	17.110.177 Conference center.
208	Event facility	€ =	--	--	€ =	--	--				€ =	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.
212	Resort	€ =	--	--	--	--	--				--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
220	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.
224	Equipment sales, rentals and repair, heavy	€ =	--	--	€ =	--	--				€ =	--	--	P	ACUP =	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
230	Fuel or charging station, with convenience store	€ =	--	--	€ =	--	--				ACUP	--	--	ACUP	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.



234	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--	--	P	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	--	--	<del>ACUP</del> =	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.		
238	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	<del>€</del> =	--	--				C	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	<del>€</del> =	--	--				<del>€</del> =	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
254	Automobile or recreational vehicle repair	ACUP	--	--	<del>ACUP</del> =	--	--				ACUP	--	--	ACUP	<del>ACUP</del> =	ACUP	=	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	P	--	--	<del>P</del> =	--	--				P	--	--	ACUP	<del>P</del> =	P	=	17.110.149 Car washes.	17.415.095 Car washes.
272	General office and management services – 10,000 s.f. or greater	C	--	--	<del>€</del> =	--	--				C	--	--	C	P	P	=	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	ACUP	--	--	<del>ACUP</del> =	C	C				ACUP	--	--	P	P	P	=	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
280	Off-street parking facilities, structured	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	--	--	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.	P	--	--	<del>P</del> =	--	--				P	--	--	P	P	P	=	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.	ACUP	--	--	<del>ACUP</del> =	--	--				ACUP	--	--	ACUP	ACUP	ACUP	=	17.110.658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
296	Shared work/maker space	<del>P</del> ACUP	--	--	<del>P</del> ACUP	--	--	<del>P</del> ACUP	--	--	<del>P</del> ACUP	<del>P</del> ACUP	<del>P</del> ACUP	=	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.			
312	Marinas	C	--	--	C	--	--	C	C	C	ACUP	<del>ACUP</del> =	ACUP	<del>ACUP</del> =	17.110.480 Marina.	17.415.350 Marinas.			



314	Marina support services	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	<del>P</del>	<del>P</del>	17.110.482 Marina support services.	17.415.355 Marina support services.
604	Aquaculture practices	--	ACUP	ACUP	--	ACUP	ACUP				--	<del>ACUP</del>	<del>ACUP</del>	ACUP	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
700	Accessory use or structure	<del>ACUP</del>	P	P	P	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.

10

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Page 83 Lines 38-39	17.415.010	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>
Page 89 Lines 19-34	17.415.070	17.415.070 Automobile or recreational vehicle repair. A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3). B. Use must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain. C. In the Industrial (I) zone, automobile or recreational vehicle repair shall be located and designed to serve adjacent area. D. In the Neighborhood Commercial (NC) zone, automobile or recreational vehicle repair shall not exceed 4,000 square feet of gross floor area. <del>E. In the Rural Employment Center (REC) zone, automobile or recreational vehicle repair shall be subject to the following permit review:</del> <del>1. 0—3,999 square feet = P</del> <del>2. 4,000—9,999 square feet = ACUP</del> <del>3. 10,000—15,000 square feet = C</del> <del>4. 15,001 square feet and above = X</del>
Page 90 Lines 10-21	17.415.095	17.415.095 Car washes. A. Use must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain. B. In the Neighborhood Commercial (NC) zone, car washes shall not exceed 4,000 square feet of gross floor area. <del>C. In the Rural Employment Center (REC) zone, car washes shall be subject to the following permit review:</del> <del>1. 0—3,999 square feet = P</del> <del>2. 4,000—10,000 square feet = ACUP</del> <del>3. 10,001—15,000 square feet = C</del> <del>4. 15,001 square feet and above = X</del>





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Page 91 Lines 24-27	17.415.135	17.415.135 Cottage housing development. <del>Reserved. Cottage housing is an allowed use in conjunction with Group Living (1 to 6 rooms or 7+ rooms) facilities and shall be reviewed under the Group Living (1 to 6 rooms or 7+ rooms) permit review process.</del>
Page 94 Line 12	17.415.195	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> :
Page 95-96 Lines 36-3	17.415.230	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>
Page 96 Lines 1-6	17.415.250	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 (MVLRL) 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>
Page 97 Lines 37-44	17.415.255	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>





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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>C. Accessory buildings. Buildings and structures accessory to a home shall be allowed. 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>D. 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 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>F. 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.</del></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>H. Binding s</del>Site plan. A complete and detailed <del>binding</del> site plan shall be submitted in support of the permit. The <del>binding</del> site plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, parking, and roads and recreational areas. <del>Consistent with the underlying zoning, standards set forth in KCC 16.24.040 and 16.24.050 apply.</del> The Director may <u>also</u> require additional information as necessary to determine whether all the above conditions and other applicable provisions of this code are met.</p>