



# Kitsap County Code Update

## **Ordinance 559-2018 “AMENDING TITLE 17 (ZONING) OF KITSAP COUNTY CODE REGARDING MAXIMUM LOT SIZE REGULATIONS IN URBAN GROWTH AREAS”**

**Adoption Date:** June 11, 2018

**Effective Date:** July 11, 2018

### What was adopted into Kitsap County Code on June 11, 2018?

Detailed language changes are provided on page 2 of this document. Two exemptions were adopted that now provide landowners more flexibility when developing vacant parcels in the Urban Low Residential and Urban Cluster Residential zoning designations.

1. The subdivision requirement would no longer apply if at the time of development if the vacant lot is found to contain site constraints (critical areas, etc.) which would reduce the area that could be developed below 18,000 square feet.
2. If at the time of development the proposed project would meet the minimum density requirement of the zone (5 dwelling units per acre) the subdivision requirement would no longer apply.

### What did Kitsap County Code previously require?

As of 2016, Kitsap County Code required vacant large lots (over 18,000 square feet) located in the Urban Low Residential and Urban Cluster Residential zones to subdivide the land to a maximum lot size of 9,000 square feet prior to development occurring on the property.

### How many properties were impacted?

The Department of Community Development had identified 422 vacant lots that were potentially impacted by the existing subdivision requirement. The updated code will reduce the number of lots potentially impacted to approximately 199.

### Why does Kitsap County Code require a subdivision prior to development?

Kitsap County is required by State law to keep rural areas rural, protect critical areas, and contain growth in designated urban areas. In 2016, Kitsap County was directed to identify “reasonable measures” in response to a Growth Management Hearings Board decision which found that Kitsap County was not achieving urban densities in Urban Growth Areas.

### How does this update potentially impact landowners?

The proposed update does not add new development or subdivision regulations. It instead provides property owners flexibility by allowing exemptions from the current one-size-fits-all subdivision requirement.

### Why am I just hearing about this requirement now?

Kitsap County did not send postcard notification to individual property owners in 2016 when the original requirement was added, notice was provided through outreach for the 2016 Comprehensive Plan Update. As part of this code update postcards were sent to the owners of property that was identified as potentially being impacted by the existing code requirement. The Department wanted to ensure property owners were informed of the current update.

### How do I find out more information about what I can do with my property?

Kitsap County Code Chapter [17.410 ‘Allowed Uses’](#) provides detailed information regarding the uses allowed by zone for a parcel. The Department of Community Development offers staff consultation meetings which are a great way to get an overview of the permit review process and how to go about identifying site limitations.



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## Maximum Lot Size Requirements KCC 17.420.060.A.25

### ADOPTED CHANGE

#### 17.420.060 Footnotes for Tables.

A. Where noted on the preceding tables, the following additional provisions apply:

25. For new building permit applications on vacant lots over eighteen thousand square feet located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum lot size shall not exceed nine thousand square feet. ~~provided, however, that this restriction shall not apply if it conflicts with a condition imposed through subdivision approval.~~

This restriction shall not apply if:

a. The net developable area of the existing parcel is less than eighteen thousand square feet; or

b. The project application will meet minimum density requirements as established by chapter 17.420 'Density, Dimensions, and Design'.

#### 17.110.507 Net developable area.

"Net developable area" means the site area after subtracting all rights-of-way, critical areas (including bald eagle habitat regulations) and their buffers, storm water controls, recreational facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and open space.