

APPENDIX A: DETAILED PROPOSED CODE CHANGES

Chapter 17.410 ALLOWED USES

(Formerly Chapter 17.381)

Sections:

17.410.040 Zoning use tables.

17.410.050 Footnotes for zoning use tables.

17.410.040 Zoning use tables.

There are three separate tables addressing the following general land use categories and zones:

A. Rural, Resource, and Urban Residential Zones.

1. Rural Residential (RR).
2. Rural Protection (RP).
3. Rural Wooded (RW).
4. Forest Resource Lands (FRL).
5. Mineral Resource Overlay (MRO).
6. Urban Restricted (UR).
7. Greenbelt (GB).
8. Urban Low Residential (UL).
9. Urban Cluster Residential (UCR).
10. Urban Medium Residential (UM).
11. Urban High Residential (UH).

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Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural			Resource		Urban Residential						
	RR	RP	RW	FRL	MRO	Low Density				Medium Density	High Density	
						UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)	
RESIDENTIAL USES												
100	Accessory dwelling units (1)	C	C	C	--	--	P	P	P	P	P	--
102	Accessory living quarters (1)	P	P	P	--	--	P	P	P	P	P	--
104	Accessory use or structure (1) (17) (18) (51)	P	P	P	P	P	P	P	P	P	P	P
106	Adult family home	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	ACUP P (41)	--	ACUP P (41)	P (41)	ACUP P (41)	ACUP P (41)
108	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	P	ACUP C (34)	--
110	Caretaker's dwelling	--	--	--	--	--	--	--	--	--	ACUP	--
112	Convalescent home or congregate care facility (97)	--	--	--	--	--	--	--	C	ACUP	C	ACUP
114	Cottage housing developments	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	--
116	Dwelling, duplex	P (3)	P (3)	P (3)	P (3)	--	P (3)	P	P (3)	P	P	--
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
120	Dwelling, multifamily	--	--	--	--	--	C -- (80)	C	C	ACUP	P	P
122	Dwelling, single-family attached	C	C	--	C	--	P	P	P	P	P	ACUP
124	Dwelling, single-family detached	P (43)	P (43)	P (43)	C (43)	--	P (43)	P (43)	P (43)	P (43)	P (43) <u>(26)</u>	ACUP P (43) <u>(26)</u>
126	Guest house (1)	P	P	P	--	--	P	P	P	P	P	--
128	Home business (1) (52)	ACUP	ACUP	ACUP	C (23)	--	P	P	P	P	ACUP	ACUP
130	Hotel/motel (1) (52)	--	--	--	--	--	--	--	--	--	--	ACUP
132	Mobile homes	P (43)	P	P	P (43)	P	C (24) (43)	C (24) (43)	C (24) (43)	C (43)	C (24) (43)	-- (43)
134	Residential care facility	--	--	--	--	--	ACUP	ACUP	ACUP	P	P	P
COMMERCIAL/BUSINESS USES												
200	Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P
202	Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
204	Ambulance service	--	--	--	--	--	--	--	--	--	--	--
206	Auction house	--	--	--	--	--	--	--	--	--	--	--
208	Auto parts and accessory stores	--	--	--	--	--	--	--	--	--	--	--
210	Automobile rentals	--	--	--	--	--	--	--	--	--	--	--
212	Automobile repair and car washes	--	--	--	--	--	--	--	--	--	--	--
214	Automobile service station (6)	--	--	--	--	--	--	--	--	--	--	--
216	Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	--	--	--
218	Non-motorized recreation rentals (95)	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP
220	Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--
222	Brew pubs	--	--	--	--	--	--	--	--	--	--	--
224	Clinic, medical	--	--	--	--	--	--	--	--	--	--	ACUP (37)
226	Conference center	--	--	--	--	--	--	--	P	--	--	--

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Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
228	Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	
230	Day-care center (14)	C	C	--	--	--	C	C	C	C	ACUP (37)	ACUP (37)
232	Day-care center, family (14)	P	P	--	--	--	P	C	P	P	ACUP (37)	ACUP (37)
234	Drinking establishments	--	--	--	--	--	--	--	--	--	--	--
236	Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--
238	Espresso stands (58)	--	--	--	--	--	--	--	--	--	--	P (37)
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--
242	Farm and garden equipment and sales	--	--	--	--	--	--	--	--	--	--	--
244	Financial, banking, mortgage and title institutions	--	--	--	--	--	--	--	--	--	--	--
246	General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
248	General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	ACUP (37)
250	General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP (37)
252	General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--
262	Kennels or pet day-cares (1)	C (12)	C (12)	--	--	--	--	--	--	--	--	--
264	Kennels, hobby	P	P	P	--	--	P -- (80)	P	P	P	P	--

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
266	Laundromats and laundry services	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	
272	Nursery, retail	C	C	--	--	--	--	--	--	--	--	
274	Nursery, wholesale	P	P	P	--	--	--	--	--	--	--	
276	Off-street private parking facilities	--	--	--	--	--	--	--	--	--	--	
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--	--	--	--	--	--	C	--	ACUP (37)	
280	Pet shop – retail and grooming	--	--	--	--	--	--	--	--	--	ACUP (37)	
282	Research laboratory	--	--	--	--	--	--	--	--	--	--	
284	Restaurants	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
286	Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--
290	Temporary offices and model homes (27)	ACUP	ACUP	--	--	--	P	P	P	P	ACUP P	ACUP P (37)
292	Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--
294	Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--
296	Transportation terminals	--	--	--	--	--	--	--	--	--	--	--
298	Veterinary clinics/animal hospitals	C (8)	C (8)	--	--	--	--	--	--	--	--	C (9) (37)
RECREATIONAL/CULTURAL USES												
300	Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P
302	Amusement centers	--	--	--	--	--	--	--	--	--	--	--
304	Carnival or circus	--	--	--	--	--	--	--	--	--	--	--
306	Club, civic or social (12)	C (12)	C (12)	--	--	C (12)	C (12)	C (12)	C	ACUP	ACUP	ACUP

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Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
308	Golf courses	C (12)	C (12)	--	--	--	C -- (80)	C	C	ACUP	C	ACUP
310	Marinas	--	--	--	--	--	C -- (80)	C	C	ACUP	C	C
312	Movie/Performance theaters, indoor	--	--	--	--	--	--	--	--	--	--	--
314	Movie/Performance theaters, outdoor	--	--	--	--	--	--	--	--	--	--	ACUP (37)
316	Museum, galleries, aquarium, historic or cultural exhibits	--	--	--	--	--	--	--	--	--	--	ACUP (37)
318	Parks and open space	P	P	P	P	P	P	P	P	P	P	P
320	Race track, major	--	--	--	--	--	--	--	--	--	--	--
322	Race track, minor	--	--	C (12)	C (12)	C (12)	--	--	--	--	--	--
324	Recreational facilities, private	C (12)	C (12)	C	--	--	C	C	C	ACUP	C	ACUP
326	Recreational facilities, public	ACUP	ACUP	C	--	--	P	P	P	P	P	ACUP

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
328	Recreational vehicle camping parks	C (46)	C (46)	C (46)	--	--	C	C	C	--	--	--
330	Zoo	--	--	--	--	--	--	--	--	--	--	--
INSTITUTIONAL USES												
400	Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P
402	Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
404	Hospital	--	--	--	--	--	--	--	--	--	--	C
406	Places of worship (12)	C (12)	C (12)	--	--	--	C	C	C	C	C	ACUP
408	Private or public schools (20)	C	C	--	--	--	C	C	C	C	C	C
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C	C	C (5)	C	C	C	C	ACUP	C	ACUP
INDUSTRIAL USES												
500	Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P

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							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
502	Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--
504	Assembly and packaging operations	--	--	--	--	--	--	--	--	--	--	--
506	Boat yard	--	--	--	--	--	--	--	--	--	--	--
508	Cemeteries, mortuaries, and crematoriums (10)	C	C	C	--	--	C	C	C	C	C	C
510	Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--
512	Contractor's storage yard (21)	C (12)	C (12)	--	--	ACUP	--	--	--	--	--	--
514	Food production, brewery or distillery	--	--	--	--	--	--	--	--	--	--	--
516	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--
518	Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--
520	Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--
522	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--

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							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
526	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	--	--	--
528	Recycling centers	--	--	--	--	--	--	--	--	--	--	--
530	Rock crushing	--	--	C	C	ACUP	--	--	--	--	--	--
532	Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--
534	Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--
536	Storage, indoor	--	--	--	--	--	--	--	--	--	--	--
538	Storage, outdoor	--	--	--	--	--	--	--	--	--	--	--
540	Storage, self-service	--	--	--	--	--	C (40)	C (40)	C (40)	C (40)	C (40) <u>(37)</u>	C (40) <u>(37)</u>
542	Storage, vehicle and equipment (1)	-- (18)	-- (18)	--	--	--	--	--	--	--	--	--
544	Top soil production, stump grinding	C (22)	C (22)	--	--	C	--	--	--	--	--	--
546	Transshipment facilities, including docks, wharves,	--	--	--	--	P	--	--	--	--	--	--

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Use		Rural			Resource		Urban Residential					
							Low Density				Medium Density	High Density
		RR	RP	RW	FRL	MRO	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)
	marine rails, cranes, and barge facilities											
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	
550	Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	
552	Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	
RESOURCE LAND USES												
600	Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	
602	Aggregate extractions sites	C	C	C	P (4)	P	--	--	--	--	--	
604	Agricultural uses (15)	P (7)	P (7)	P (7)	--	P	P -- (80)	P	P	--	P	P
606	Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C
608	Forestry	P	P	P	P	P	P --	P	P	--	P	P

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						UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47) (48)	UH (19)(47) (48)	
						(80)						
610	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	--	--	--
612	Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	--	P (2)	P (2)

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17.410.050 Footnotes for zoning use table.

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

26. ~~RESERVED. Single family detached dwellings shall only be allowed when the existing parcel size as of [Insert Effective Ordinance Date] would only allow the development of one dwelling unit.~~
37. ~~Permitted only within a mixed use development or office complex. The overall project shall include a residential component. A mixed use project shall not be required to meet the required density for the zone in which it is located.~~
47. 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:
 - 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 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.
48. Within urban growth areas, all new residential subdivisions, single-family or multi-family developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units unless exemptions identified in KCC 17.460.020 allow for the implementation of a dry sewer.

Chapter 17.420 DENSITY, DIMENSIONS, AND DESIGN

(Formerly Chapter 17.382)

Sections:

17.420.050 Tables.

17.420.060 Footnotes for tables.

17.420.050 Tables.

There are four separate tables addressing the density, dimensions, and design standards as applied to the following general land use categories and zones:

- A. Rural, Resource, and Urban Residential Zones.
1. Rural Residential (RR).
 2. Rural Protection (RP).
 3. Rural Wooded (RW).
 4. Forest Resource Lands (FRL).
 5. Mineral Resource Overlay (MRO).
 6. Urban Restricted (UR).
 7. Greenbelt (GB).
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Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (3) (18)	1 (3) (18)	5 (19)	5 (19)	10 (19)	19
Max. density (du/acre)	NA	NA	NA	NA	NA	5 (18)	4 (18)	9 (19)	9 (19)	18 (19)	30
Min. lot size (39) (19)	5 acres	10 acres	20 acres	40 acres	20 acres (30)	5,800 sf	5,800 sf	2,400 sf	2,400 sf	None for multi-family; 2,400 sf for single-family	None
Max. lot size (39) (19)	NA	NA	NA	NA	NA	NA	NA	NA 9,000 sf	NA 9,000 sf	NA	NA
Min Lot width (feet) (19)	140	140	140	140	60 (31)	60	60	40 (20)	40	0 for multi-family; 40 for single-family	60
Min Lot depth (feet) (19)	140	140	140	140	NA	60	60	60	60	0 for multi-family; 60 for single-family	60
Max. height (feet) (40) (19)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35	35 (50)	35	35	35 45 (17)	35 55 (17)
Max. impervious surface coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%

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Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
Setbacks (34) (38) (19)											
Min. front (feet) (41)(42) (43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20 (29) 15 (54)	20 (29)	20 for garage or carport; 10 for habitable area (29)	10 for single-family, duplex & townhouse; 10 for multi-family adjacent or abutting residential, otherwise 0 (29)	Multi-family = 10 Single-family = 20 for garage or carport; 10 for habitable area (29)	20 (29)
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	5 (29)	5 (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (28) (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 (29)

APPENDIX A: DETAILED PROPOSED CODE CHANGES

Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
Rear (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10 (29) 15 (54)	10 (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley. (29)	5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28) (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley - (29)	10 (29)

APPENDIX A: DETAILED PROPOSED CODE CHANGES

17.420.060 Footnotes for tables.

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

17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21 of this code. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:
 - a. In the UM, NC, and P zones: forty-five feet.
 - b. In the UH and C zones: sixty-five feet.
 - c. In the UM, BP, BC, and IND zones: fifty-five feet.
 - d. Height and density requirements for Urban High and Regional Center reflected in Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table.
19. **RESERVED. Lot averaging. In order to preserve natural features, address irregular site shape, and provide a variety of housing sizes, for subdivisions creating ten lots or more in urban residential zoning districts that do not utilize the provisions of the KCC 17.450 'Performance Based Development', lot averaging may be used as the method of calculation for lot area and dimensions; provided, that:**
 - a. The average developable lot size must equal at least the minimum lot size as required by the zone;
 - b. No single developable lot may be greater than the maximum lot size as required by the zone;
 - c. A lot less than the minimum lot size as required by the zone may not be placed adjacent to previously developed lots which meet the minimum lot size requirements; and
 - d. All other development standards identified in Table 17.420.050 (A) Rural, Resource, and Urban Residential Zones Density and Dimensions are required; provided, that the following alternative standards are allowed:
 - i. Lot width: Each lot shall have a minimum of twenty feet of frontage on a dedicated street or approved access way and shall be a minimum of fifty feet at the midpoint of the lot.
 - ii. Lot depth: Each lot shall have a minimum lot depth of eighty feet.
39. Unless otherwise stated in this title, if a lot of record which was legally created ~~as of May 10, 1999~~ after July 1, 1974, is smaller in total square footage than that required within the zone, or if the dimensions of the lot are less than that required within the zone, said lot may be occupied by any use allowed within that zone subject to all other requirements of the zone. Lots that were created prior to July 1, 1974 and that are located outside of an Urban Growth Area (UGA) and a Limited Area of More Intense Development (LAMIRD) may only be considered for development permits if:
 - a. The lot is at least one acre in size; and
 - b. They are not contiguous lots under common ownership; or
 - c. There have been specific development investments in the lot prior to the enactment of this ordinance [Insert Effective Date of ordinance], including but not limited to, an approved water or sewer connection, participation in a local improvement district, or
 - d. A vested development permit has been obtained for the lot.

An owner of contiguous substandard lots may choose to aggregate (combine) lots in order to meet these requirements.

Chapter 17.460

DEVELOPMENT REGULATIONS FOR PUBLIC SEWER SYSTEMS, COMMUNITY SEWAGE DISPOSAL SYSTEMS AND LARGE ON-SITE SEWAGE SYSTEMS (Formerly Chapter 17.383)

Sections:

17.460.020 Public sewer connections in UGAs.

APPENDIX A: DETAILED PROPOSED CODE CHANGES

17.460.020 Public sewer connections in UGAs.

In accordance with Sections 13.12.020 and .025, 17.410.050(48), Health District Ordinance 2008A-01 and WAC 246-272A-0025, all new development or existing development requiring a replacement on-site septic system that is located within an urban growth area must connect to public sewer if the property is within two hundred feet of an existing public sewer main that has adequate capacity for the development.

New urban developments may be allowed to utilize interim on-site septic systems and shall install dry sewer facilities provided the following conditions are met:

1. The Kitsap County Wastewater Facility Plan must indicate an expectation of future sewer provisions that would serve the area where the proposed development would occur;
2. A temporary drainfield may be located on developable lots provided that the drainfield is removed and connection to the sewer is established once sewer can serve the development;
3. When dry sewer lines are installed, a residential development up to the maximum density may be allowed, provided that lots in excess of the density permitted with on-site septic shall not be built upon until the sewer line is extended and connected to all the lots; and
4. Dry sewer lines shall be installed in conformance with the standards established by the Kitsap County Public Works Department, or other applicable permitting jurisdiction.