

## 17.420.030 Site design standards.

- A. In addition to other standards and requirements imposed by this title, all uses except single-family detached dwellings, duplexes and uses located in the [RW](#), [FRL](#), or [MRO](#) zones shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.
- B. Landscaping, Building Height, Buffering and Screening.
1. The development must comply with Chapter [17.500](#) regarding landscaping standards.
  2. The director may require increased landscaping, screening and setbacks to minimize conflicts and improve compatibility with adjacent uses.
  3. The director may reduce landscaping, screening, and setback requirements:
    - a. Where the nature of established development on adjacent parcels partially or fully provides the screening and buffering which otherwise would be required;
    - b. Where the density of the proposed development is less than that permitted by the zone; or
    - c. Where topographical or other site conditions provide natural screening and buffering.
  4. A reduction in landscaping/screening requirements may be approved by the director in conjunction with a joint landscape screening proposal submitted by adjacent landowners for their combined boundaries or for an integrated project located within two or more zones.
- C. Exterior **Lighting**.
1. In all zones, artificial outdoor **lighting** shall be arranged so that **light** is directed downward and away from adjoining properties and shielded from above to prevent **light** pollution of the night sky and so that no more than one foot candle of illumination leaves the property boundaries.
  2. Pole **lights** may be no taller than thirty-five feet in height, and no taller than twelve feet in pedestrian areas. For pedestrian and multi-use pathways, bollard **lighting** is encouraged.
  3. Where **lighting** is required for large areas, illumination shall be provided by multiple, low-intensity **light** sources.
  4. **Lighting** directed toward wetlands and fish and wildlife habitat conservation areas and their associated buffers shall be avoided.
- D. Screening of Equipment, Storage, and Refuse Areas.
1. All roof-mounted air conditioning or heating equipment, vents, ducts, or other equipment shall not be visible from any abutting lot, or any public street or right-of-way as feasible. This shall be accomplished through the use of parapet roof extensions, or screened in a manner which is architecturally integrated with the main structures;
  2. Locate service areas, outdoor storage areas and other intrusive site features away from neighboring properties to reduce conflicts with adjacent uses. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction;
  3. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted public works standards and be of sufficient size to accommodate the trash generated. All receptacles shall be screened on three sides with fencing and/or landscaping as determined appropriate by the director.
- E. Access and Circulation.
1. Pedestrian access shall be accommodated on site from the public right-of-way, and throughout the site to minimize potential conflicts between pedestrian and vehicular circulation. Pedestrian paths must correspond with state and local codes for barrier-free access. Projects should also integrate walkways into the site plan leading to transit stops within one thousand two hundred feet of the site and incorporate transit stops within the site plan design as appropriate;
  2. Developments shall be limited to one vehicle ingress/egress per three hundred linear feet along a public arterial. Small parcels that provide less than two hundred fifty feet of road frontage shall be limited to one parking lot entrance lane and one exit lane. Access points may be required at greater intervals as directed by the director of public works as demonstrated through a traffic analysis. Developments shall attempt to share access with adjoining parcels to minimize access points and potential conflicts from vehicles entering and exiting onto traveled roadways, unless deemed not feasible due to natural constraints such as critical areas or topographical relief, or existing development that precludes the ability to share access. Developments shall attempt to minimize vehicular movement conflicts with public roadways by use of connected frontage lanes.
- F. Off-Street Parking. The development must comply with the off-street parking requirements prescribed by Chapter [17.490](#).

## 17.420.035 Mixed use and multifamily development standard modifications.

A. Development standards for mixed use or multifamily development may be modified or waived, as set forth in Chapter [17.430](#) and Title [21](#), provided the applicant can demonstrate that the modification or waiver request will result in a project that:

1. Fosters a development pattern focused on the public street;
2. Provides for community spaces such as plazas, atriums or pocket parks;
3. If applicable, is consistent with the multifamily development design criteria in Chapter [17.470](#);
4. If applicable, provides for a compatible mix of multifamily housing and commercial businesses and services;
5. Includes a mix of multifamily unit types and sizes (bedrooms or square feet);
6. Provides for improved compatibility with surrounding conforming uses and zones;
7. For mixed use developments, the commercial and residential components are constructed concurrently; and
8. Demonstrates a more efficient use of urban land.

B. The following development standards may be modified or waived consistent with the criteria outlined in subsection (A) of this section:

1. Screening requirements in this title, provided the modification or waiver complies with the provisions of Section [17.420.030](#)(B);
2. Landscaping requirements in this title, provided the modification or waiver complies with the provisions of Section [17.420.030](#)(B);
3. Parking layout, access and dimensional standards in Chapter [17.490](#), provided the modification or waiver results in a design that provides safe and efficient pedestrian and vehicular circulation;
4. Minimum parking requirements in Chapter [17.490](#), provided the applicant demonstrates with a traffic and parking impact analysis that any adverse parking impacts resulting from the granting of the modification or waiver request are adequately mitigated; and
5. Height limitations in this chapter, provided the modification or waiver is consistent with the recommendations of the fire marshal/fire district. The maximum height approved shall not exceed the heights listed in Section [17.420.058](#) for development within the Silverdale Regional Center or Section [17.420.060](#)(A)(17) when outside the Center. In the Gorst UGA, maximum height may only be earned through the incentives in Section [17.400.080](#).

C. The criteria and provisions of this section supersede other variance, modification or waiver criteria and provisions contained in this title.

## 17.420.037 Residential development standards.

In addition to the provisions set forth elsewhere in this code, all single-family developments, condominiums or residential developments of ten or more lots/units within urban growth areas must meet the following development standards:

A. Sidewalk Requirements.

1. Sidewalks shall be required on both sides of all public or private streets meeting the criteria for classification as a principal or minor arterial, collector, local subcollector or local minor roads as described by the Kitsap County road standards. Sidewalk design shall be developed consistent with the requirements of the Kitsap County road standards.
2. Sidewalks shall be required on a minimum of one side of all public or private streets meeting the criteria for classification as local road, cul-de-sac or very low volume local road as designated by the Kitsap County road standards or of similar traffic volume. Sidewalk design shall be developed consistent with the requirements of the Kitsap County road standards. The director may require sidewalks on both sides based upon site-specific conditions.
3. Rolled-curb sidewalks are prohibited, except where the sidewalk is separated from the street by a bioswale, other water quality treatment facility or landscaping berm.

B. Public Street and Street Connectivity Requirements. Dedicating or deeding property for right-of-way or a portion thereof to the county for public streets within or along the boundaries of all single-family developments shall be required as a condition of application approval where the county demonstrates all of the following:

1. Facts support that such dedication is reasonably necessary as a result of the impact created by the proposed development;
2. Such dedication will result in mitigation of the impact in the reasonably foreseeable future;
3. Connectivity to existing public right-of-way is feasible; and
4. One or more of the following circumstances are met:
  - a. A county transportation plan indicates the necessity of a new or additional right-of-way or portion thereof for street purposes;
  - b. The dedication is necessary to provide additions of right-of-way to existing county right-of-way to meet county road standards;
  - c. The dedication is necessary to extend or to complete the existing or future neighborhood street pattern;
  - d. The dedication is necessary to comply with county road standards and Kitsap County transportation plans;
  - e. The dedication is necessary to provide a public transportation system that supports future development of abutting property consistent with the Kitsap County Comprehensive Plan or Kitsap County zoning code.

C. Utility Connectivity Requirements. Dedication of easements for future public utility extensions to abutting or contiguous properties shall be required as a condition of application approval in cases where the county demonstrates the following:

1. Vacant or underutilized land abuts the proposed development;
2. The location is reasonable based upon the design needs for future utility infrastructure;
3. The dedication may further the extension of utility infrastructure with the urban growth area; and
4. The dedication furthers the goals and policies of the Comprehensive Plan.

D. Landscaping Requirements.

1. A landscaped area will be provided at all entrances to the development consistent with the landscaping standards of Chapter [17.500](#).
2. Street trees consistent with Chapter [17.500](#) shall be provided along all streets with the road classification of principal or minor arterial, collector, or local subcollector as determined by the Kitsap County road standards or of similar traffic volume. Street trees shall be located in the road right-of-way or the front yards of individual lots or units. Where adequate ROW is available, street trees shall be located between the roadway and the sidewalk. Street trees located on individual lots may be installed before final plat approval or before the certificate of occupancy for individual building permits.

E. Off-Street Parking.

1. Projects shall provide off-street parking consistent with the requirements of Chapter [17.490](#).
2. All fractional parking spaces shall be rounded up to the nearest whole number.
3. If the development includes set-aside parking areas, each area shall not include more than ten spaces each and shall be in locations throughout the development.

(Ord. 637 (2024) § 7(D) (App. D), 2024; Ord. 534 (2016) § 7(5) (App. E) (part), 2016)

## 17.420.040 Interpretation of tables.

Development standards are listed down the left side of the tables and the zones are listed at the top. The table cells contain the minimum (min) and, in some cases, maximum (max) dimensional requirements of the zone. The small numbers (subscript) in a cell indicate additional requirements or detailed information. Those additional requirements can be found in the table footnotes in Section [17.420.060](#). A cell marked with "NA" indicates there are no specific requirements.

(Ord. 637 (2024) § 7(D) (App. D), 2024; Ord. 534 (2016) § 7(5) (App. E) (part), 2016)

## 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. Section [17.420.052](#), Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

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).

B. Section [17.420.054](#), Commercial, Industrial, and Parks Zones Density and Dimensions Table.

1. Urban village center (UVC).
2. Neighborhood commercial (NC).
3. Commercial (C).
4. Regional center (RC).
5. Low intensity commercial (LIC).
6. Rural commercial (RCO).
7. Business center (BC).
8. Industrial (IND).
9. Rural industrial (RI).
10. Parks (P).

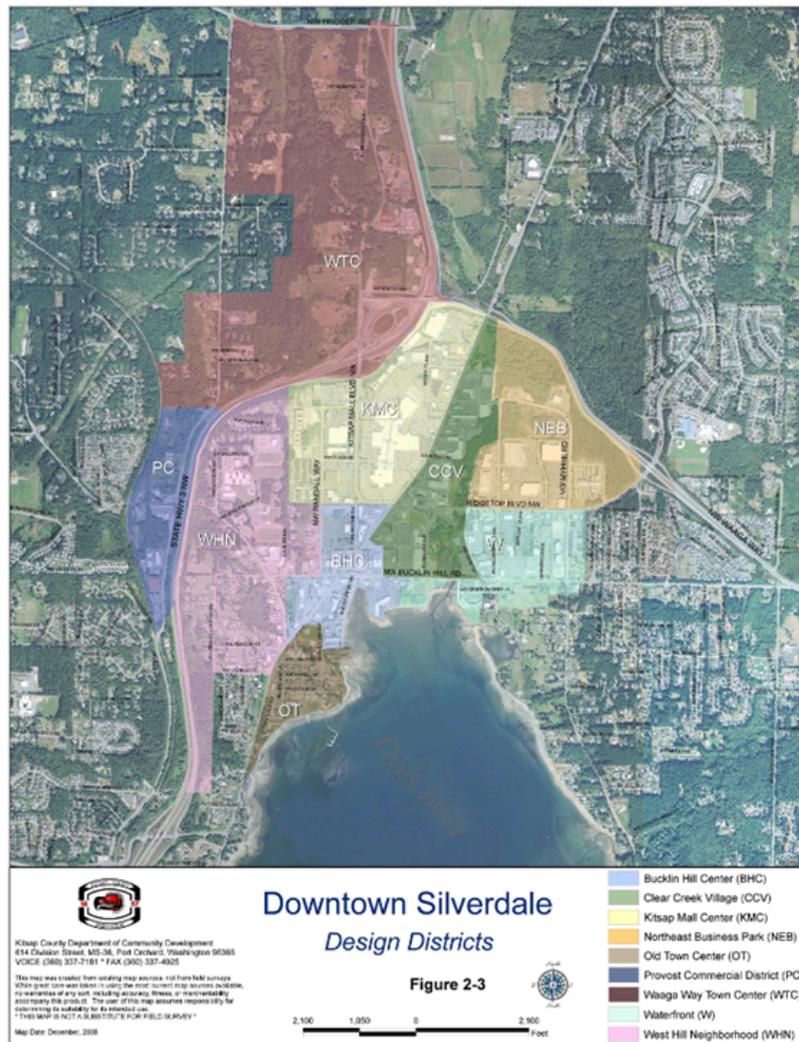
C. Section [17.420.056](#), Limited Areas of More Intensive Rural Development (LAMIRD) Zones Density and Dimensions Table.

1. Keyport village commercial (KVC).
2. Keyport village low residential (KVLR).
3. Keyport village residential (KVR).
4. Manchester village commercial (MVC).
5. Manchester village low residential (MVLR).
6. Manchester village residential (MVR).
7. Port Gamble rural historic town commercial (RHTC).
8. Port Gamble rural historic town residential (RHTR).
9. Port Gamble rural historic town waterfront (RHTW).
10. Suquamish village commercial (SVC).
11. Suquamish village low residential (SVLR).

12. Suquamish village residential (SVR).
13. Rural employment center (REC).
14. Twelve Trees employment center (TTEC).

D. Section [17.420.058](#), Silverdale Regional Center and Design District Density and Dimension Table.

1. Old Town.
2. Bucklin Hill center.
3. Clear Creek Village.
4. Kitsap Mall center.
5. West Hill.
6. Northeast business.
7. Waterfront.



(Ord. 637 (2024) § 7(D) (App. D), 2024; Ord. 550 (2018) § 18, 2018; Ord. 538 (2016) § 4 (App. B), 2016; Ord. 534 (2016) § 7(5) (App. E) (part), 2016)

17.420.052 Rural, resource, and urban residential zones density and dimensions table.