

Q. Residential Development

Definition. Residential uses and development are those which provide for the permanent dwelling of human beings. Residential development includes the construction or modification of one-and two-family detached structures, multi-family structures, condominiums, townhouses, mobile-home parks, and other similar group housing, together with accessory dwelling units, accessory uses and structures common to residential uses. Residential development does not include hotels, motels, bed and breakfasts, or any other type of overnight or transient housing or camping facilities.

Environment Designations Permit Requirements.

1. All Designations:

Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, shall be exempt from a SDP pursuant to the provisions at XXX.

2. Natural:

CUP for primary single-family residences and subdivisions.
Prohibited for multi-family units and accessory dwelling units.

3. Rural Conservancy and Urban Conservancy:

Primary single-family residences are exempt pursuant to criteria at xxx;
SDP if exemption criteria not met.
CUP for multi-family units, accessory dwelling units and subdivisions.

4. Shoreline Residential and High-Intensity:

Primary single-family residences are exempt pursuant to criteria at xxx;
SDP if exemption criteria not met.
SDP for multi-family units, accessory dwelling units and subdivisions.

5. Aquatic:

Prohibited

Development Standards

1. In addition to the buffer, setback and site-specific critical area requirements provided in xx.xx General Goals, Policies and Regulations, residential development shall be subject to the standards provided in Title 16 KCC Zoning, for bulk, height and density requirements.

2. All new residential development, including subdivision of land, shall be designed, configured and developed in a manner that ensures no net loss of shoreline ecological function at full build-out of all lots. (WAC)
3. All sewage disposal and water systems shall be in compliance with state and local health regulations including but not limited to Kitsap County Board of Health Ordinance 2008A-01 for On-site sewage requirements. (WAC)
4. New and remodeled residential development and new subdivisions shall be designed, located and constructed so that structural improvements, including bluff walls and other stabilization structures, are not required to protect such structures and uses. (WAC)
5. New over-water residences, including floating homes, are prohibited. Where such homes exist as of the adoption date of this Program, they shall be reasonably accommodated to allow improvements associated with life safety matters and property rights. (WAC)
6. Stormwater quality and quantity measures for residential development shall comply with Title 12 KCC (Stormwater). (WAC)
7. Flood hazard reduction measures for residential development shall comply with Title 15 (Flood Hazard Areas) and shall be designed to prevent no net loss of shoreline ecological functions. (WAC)
8. New multi-unit residential development, including the subdivision of land for five or more parcels, shall provide for joint or community and/or public access, except where demonstrated to be infeasible due to:
 - a) incompatible uses, or
 - b) safety, or
 - c) security, or
 - d) impact to the shoreline environment, or
 - e) constitutional or other legal limitations that may be applicable. (WAC +Current)

In cases where on-site access is infeasible, alternate methods of providing public access shall be considered, such as off-site improvements. [WAC 221(4)]
9. Lot area shall be calculated using only those lands landward of the Ordinary High Water Mark. (Current 22)