

**Manchester Goals and Policies: Zoning and Development Regulations**

**Residential Zoning**

Goal	Policy	Completed	Comments
Goal RZ-1 (Goal 1): Protect and enhance the Manchester Village character			
Goal RZ-2 (Goal 2): Provide zoning that is consistent with Manchester's existing built environment and lot sizes that allow for financially viable sewer extensions.			
	Policy RZ-1 (Man-1): Set minimum lot sizes for residential development shown in Table Z-2 (16-1).		
	Policy RZ-2 (Man-2): Set minimum lot sizes for residential property subdivision shown in Table Z-2 (Table 16-1).		
Goal RZ-3 (Goal 3): Encourage property owners to cluster all newly subdivided lots.			
	Policy RZ-3 (Man-3): Provide a density bonus for all future clustered development of five (5) lots or more.		

**Commercial Zoning**

Goals	Policies	Completed?	Comments
Goal CZ-1 (Goal 4): Promote the establishment of a vital Manchester Village Commercial Zone.			
	Policy CZ-1 (Man-4): Establish a commercial zone appropriate for population and transportation network of the Manchester Village.		
	Policy CZ-2 (Man-5): Allow land uses consistent with the County's Neighborhood Commercial zoning designation.		
Goal CZ-2 (Goal 5): Encourage mixed use development within the commercial zone.			
	Policy CZ-3 (Man-6): Modify County parking requirements to levels appropriate for the Manchester Village Commercial zone.		
	Policy CZ-4 (Man-7): Encourage the development of design standards for the Manchester Village Commercial zone.		
	Policy CZ-5 (Man-8): Allow structures within the Manchester Village Commercial zone to achieve a height of 35 feet.		

**View Protection**

<b>Goals</b>	<b>Policies</b>	<b>Completed?</b>	<b>Comments</b>
Goal VP-1 (Goal 6): Protect Manchester's existing view of Mt. Rainier, the Cascade Mountain Range, Puget Sound and the Seattle Skyline.			
	Policy VP-1 (Man-9): Establish a View Protection Overlay Zone for the Manchester Village.		
Goal VP-2 (Goal 7): Encourage development that creates the least impact to existing views.			
	Policy VP-2 (Man 10): Establish a maximum structure height for residential development within the View Protection Overlay Zone. A structure's height will be measured from the average elevation of a property's buildable area to encourage development down slope.		

*\*Items in parentheses are titles given through the 10-Year Comprehensive Plan Update.*