

## Introduction

The purpose of the following Design Standards is to implement the goals and policies of the Manchester Plan.

These standards apply to projects within the Manchester Village Commercial zone in the Manchester Limited Area of More Intense Rural Development (LAMIRD).

Any existing structure or facility that does not conform to these standards is exempt from compliance unless the building is upgraded, remodeled and/or the structure has an increased footprint or added height. All single-family residential structures are exempt from these commercial design standards unless the use changes from residential to commercial.

As part of the development application, a written design concept statement and elevation drawings shall be submitted that will identify the significant site features, support the reasoning behind the architectural design and site plan proposal, explain how and why the existing site features are incorporated into the project design, and demonstrate how the proposal is consistent with the general goals of the Manchester Community Plan.

All developments shall participate in site enhancements, which may include construction of pedestrian walkways, street lighting, street foliage and road improvements. A covenant of agreement shall be recorded with the Kitsap County Auditor and filed with the Department of Community Development and Public Works as part of the development process.

## Chapter II Site Planning

**Definition:** The determination of the location, orientation, and relationships of buildings, parking, landscaping, open spaces, access, and other features on the subject property and their relationships to the surrounding neighborhood.

**Goal:** To promote development that is functional, visually coherent, and visually compatible with existing structures and that will achieve a high-quality appearance, enhance the Manchester community, and achieve the objectives of the Manchester Village Design Standards.

**Objectives:**

- To maintain the small town charm and quaintness that Manchester currently offers.
- To incorporate ample parking with any structural design.
- To improve pedestrian and vehicle circulation.
- To create attractive and compatible streetscapes.
- To protect the quality of the natural environment within the village limits and adjacent boundaries.
- To preserve the spectacular views.

All development in the commercial area of Manchester shall include site planning measures to define the street edge, provide pedestrian access, provide amenities, support ample parking and comply with downtown design objectives.

Final plans and specifications shall be consistent with preliminary plans.

### **A. Building Location and Orientation**

Buildings in the Manchester Commercial village will be sited to provide functional outdoor spaces, greenbelt areas, and customer and residential parking spaces that will enhance the use of the village. Structures will maintain continuity between developments by relating the building and use to the street frontage, which will encourage and accommodate pedestrians. The following elements will be addressed:

- 1. Relationship to Street Front**
  1. Buildings and main business entrances must be oriented to the street frontage.
  2. The setback of new buildings will allow for 12-foot walkways, with a minimum of 6 feet of pavement and up to 6 feet for landscaping design.
  3. Treat building setbacks as pedestrian-oriented spaces and/or landscape them in accordance with Chapter V. Minimize paved surfaces except for enhanced walkways, pedestrian-oriented spaces, and on-site parking.

Site buildings so that pedestrian-oriented façade (see definitions) is presented to the street (See Chapter IV, Section B1-Architectural Building Design) and includes perpendicular to the curb parking.

4. Parking - Follow County codes Chapter 17.435 EXCEPT-
  - a) multi-family dwellings in the commercial zone provide 2(two) spaces per dwelling.
  - b) underground parking must be publicly accessible 24/7
5. Ingress/egress – limit driveways to one entry lane and one exit lane per 300 feet, or to one lane each way per lot if the site frontage is less than 150 feet.
6. Do not site outdoor storage areas or outdoor sales areas in front of commercial establishments or visible from the street. *Exception:* Outdoor sales areas are permitted if the merchandise and supporting appurtenances are moved in each day at the close of business hours. The County may allow outdoor sales in front yards if the sales are done in areas that conform to pedestrian-oriented space standards and the merchandise is attractively displayed. Examples that may be permitted under this provision include garden shop or nursery displays of plant materials, outdoor art galleries, and examples of completed home construction projects.

Open storage of bulk materials, such as topsoil or peat, shall not be visible from the street or adjacent properties.

Signage will be addressed in Chapter VI.

## **2. Relationship to Adjacent Properties**

1. Locate service areas, outdoor storage areas, and other intrusive site features away from neighboring properties to reduce conflicts with adjacent uses. Where the County deems necessary, landscape screening must be planted along property lines adjacent to “incompatible uses”. Incompatible uses include: outdoor storage areas adjacent to a residentially zoned property. The buffer must conform to the requirements of Chapter V, Landscape Design.

If changes in topography between the residential and adjacent property are sufficiently great, then modifications to some of the above buffer options may be allowed with the County’s approval.

2. Integrate outdoor storage areas and loading facilities into the site design to minimize their size, reduce visual impact, and allow for pedestrian and vehicular (where appropriate) between sites.

3. Arrange artificial outdoor lighting during site construction so that the light is directed away from adjoining properties. Lighting shall be directed down to the intended area to be illuminated.

4. During construction

Ensure that site development meets the requirements of the Kitsap County Noise Ordinance and consider ways to minimize impact upon neighboring properties.

Construction hours will commence no earlier than 8:00am and end no later than 7:00pm seven days a week.

5. Incorporate dust, soil erosion, and storm water control measures as required by the Kitsap County Storm Water Management Ordinance.

### **3. Corner Lot Requirements**

When a development is located at a corner, incorporate outdoor spaces at or near the intersection corner. All buildings or major remodels located on properties at the intersection of two public streets are required to employ one or more of the following design elements or treatments to the building corner facing the intersection:

1. A pedestrian-oriented open space in addition to the otherwise required setback.
2. A building entrance, lobby, atrium, or pedestrian pathway at the corner.
3. Orient pedestrian traffic to the crosswalk.

### **4. Open Space**

1. Site buildings so that open space is usable. The intention is not that every open space must have a use, but rather that buildings should be oriented to make effective use of the site.
2. Coordinate with adjacent outdoor spaces and streetscape.
3. Incorporate, where feasible, pedestrian open spaces, such as covered walkways, courtyards, and plazas, as well as open passageways between buildings and blocks.
4. Incorporate, where feasible, outdoor seating and dining areas that face the street.

## 5.Related Guidelines

1. See Chapter III for circulation and parking elements
2. See Chapter IV for building elements related to site planning
3. See Chapter V for landscape design elements
4. See Chapter VI for signage
5. See Chapter VII for lighting
6. See Chapter VIII for utilities and service areas

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## **Chapter III**

### **Roads, Parking, Walkways and Amenities**

**Overview:** This chapter concerns the relationship of the components of a roadway, including the traveled road section, on-street parking, storm water runoff collection system, pedestrian walkways, access points, and utilities, along with street amenities, such as landscaping and street trees, pocket parks, street lighting, and street furniture, that occurs within the public right of way.

#### **A. Roads and sidewalks in the Public Right-of Way**

##### **Goals:**

1. To provide for connectivity between components of the commercial district and provide for efficient vehicular circulation and pedestrian safety.
2. To require all major road improvement projects to conform to Kitsap County standards.
3. To require all new developments to mitigate direct traffic and parking impacts on roads through the commercial district, as indicated by a cumulative traffic impact analysis, by constructing necessary roadway improvements and maintaining adequate parking for the new development as well as existing developments.
4. To provide street designs and development patterns that accommodate pedestrians, vehicles, transit users, and bicyclists in a balanced way.
5. To minimize visual impacts of utilities, such as poles, wires, signal controller boxes, and transformers.
6. To reduce impervious surfaces by utilizing earth friendly materials.
7. To encourage existing development and require new development to participate in area wide streetscape improvements as a means of building community, attracting tourism, and ensuring economic prosperity.
8. To set standards for road construction design that accommodates parking, street tree plantings, street furniture, and pedestrian lighting within the public right-of-way.

##### **1. Roadway Design**

1. Develop a clearly marked bike route through the commercial district.
2. Institute offset parking along the length of both sides of a roadway where appropriate.
3. Where applicable, encourage changes in road surface, including paving materials, texture.
4. Design roadways to meet the level of traffic volume projected as well as the land use design objectives of Manchester's Village Commercial area.

5. Locate parking on-street where feasible within the constraints of right-of-way and pedestrian needs to buffer pedestrians and slow traffic.
6. Plant street trees along all project frontages where feasible. Street tree selection shall be coordinated between properties along road corridors. (See Chapter V, Landscaping, for recommended species.) Trees shall be contained within a planting strip. Select species that will not grow taller than the building at maturity or obstruct desirable views. Select appropriate species and locate trees to provide visibility of storefronts and signs for 12 feet between ground level and bottom of tree canopy.

## **2. Sidewalk Construction**

1. Install sidewalks in widths determined on a basis of the road right-of-way width available. Sidewalk width shall be as follows:
  - a). Minimum sidewalk width shall be 6 feet.
  - b). Where right-of-way width is constrained, additional land shall be allotted to accommodate sidewalk construction.
2. For sidewalk surfaces, use concrete or an approved brick-paver inlay. Vehicular crossings of pedestrian walkways shall be clearly marked and identifiable, with surface treatments such as color change, surface materials or texture changes, or slight grade changes.
3. Locate public sidewalks primarily within the right-of-way area. In special instances sidewalks may need to extend onto private property.
4. Provide lighting fixtures as described in Chapter VII, Lighting.
5. For outdoor dining in the public right-of-way, ensure that outdoor dining areas or sidewalk areas conform to all the following:
  - a) Require an Administrative Conditional Use Permit (ACUP)
  - b) Are lighted with low-intensity lighting that is directed down toward the seating area and does not spill out onto adjacent properties.
  - c) Are contained within the property boundary to the rear or side area of site, within screened fence or hedge. Such areas may be allowed along a building frontage subject to the following criteria:
    1. Provide clear separation between pedestrians and vehicles through the use of planters, decorative fencing and low walls.
    2. Are able to provide 4 feet minimum of sidewalk clearance within all points of the designated area On-Site Circulation.

## B. On-Site Circulation and Parking

### 1. Vehicle Circulation

- 1.) Where pedestrian circulation crosses vehicular routes, provide a change in grade, materials, textures, or colors to emphasize the conflict point and improve visibility.
- 2.) Minimize the width of curb cuts while ensuring that the requirements of emergency service vehicles are met. Circulation routes shall focus upon main entries and exits and also secondary access points.
- 3.) Site new driveways away from or immediately opposite street intersections. Limit the number of driveways to no more than one driveway every 150 feet for arterial roads and one every 75 feet for secondary and local access roads. Parcels less than 150 feet in width will be required to share access and parking with adjacent parcels. This does NOT usurp minimum parking requirements for each parcel and/or project.
- 4.) Accommodate access requirements of emergency vehicles and services, per the Kitsap County Fire Code, on all elements of the site design.
- 5.) Integrate service functions into the circulation pattern in a manner that will minimize conflicts between vehicles and pedestrians.

### 2. Parking

**Parking Objectives:** Typically the largest percentage of land use in a commercial district is parking. Parking areas should be designed and situated so it does not detract from the goal of providing a “pedestrian-friendly” downtown.

1. Create public parking areas behind buildings, using under-utilized public land where possible and good directional signs.
2. Connect parking areas on adjacent properties or create service alleys behind buildings.
3. Soften the visual impact of parking areas with trees and shrubs. In site design of parking areas, incorporate the use of screening, such as hedge material or planters, to screen parking from pedestrian routes or adjacent properties. (See Chapter V, Landscaping)

### 3.) Bicycle and Pedestrian Circulation

**Definition:** Pedestrian walkways are both formal standardized public walkways and informal paths worked into a site’s landscape design that provide a means for pedestrians to travel through the community along street sidewalks or other public routes.

**Goal:** To improve the pedestrian environment by making it easier, safer, and more comfortable to walk between businesses, to the street sidewalk, to transit stops, and through parking lots.

**Objectives:**

1. To provide pedestrian facilities such as sidewalks, crosswalks, and bus shelters that will connect all modes of transportation, including auto, bus, ferry, van pools, and bicycles.
2. To provide attractive, safe, continuous pedestrian access routes in the downtown area of Manchester that connect uses and public spaces in a system of public sidewalks and private walkways.
3. To make pedestrian circulation routes as obvious and simple as possible, illustrating a clear, identifiable path between vehicles and access into buildings or sites.

**Guidelines:**

1. Provide a clear unobstructed route for pedestrians along all public roadways.
2. Provide pedestrian paths or walkways connecting businesses and the entries of multiple buildings on the same site. All likely pedestrian routes should be considered in the design phase to eliminate “short cuts” which damage landscape areas.
3. Where pedestrian circulation crosses vehicular routes, provide a change in grade, materials, textures or colors to emphasize the conflict point and improve its visibility and safety.
4. Focus circulation routes upon main entries and exits and identify secondary access points.
5. Minimize pavement which reduces the amount of site available for landscaping and storm water absorption.
6. The businesses need to provide the following:
  - a. Streetscaping that addresses the requirements of the Kitsap County Zoning Ordinance.
  - b. A paved pedestrian path of at least 6 feet wide from the public street sidewalk to the building main entry.
  - c. Adequate lighting at the building entries and along walkways and paths through parking lots. (See Chapter VII, Lighting).
7. Make all site facilities and amenities accessible to people with disabilities in accordance with the Americans with Disabilities Act. Accessibility requirements include the provision of special parking spaces, ramps, and signage and shall be noted on the approved site plan.
8. Provide bicycle storage spaces with commercial development at a minimum of 5% of the number of auto parking spaces.

9. Construct internal site walkways a minimum of 5 feet in width. A lesser walkway width is supportable in low pedestrian traffic areas, unless required for handicap access, where the minimum shall be constructed to A.D.A. standards.

#### 4. On-site Pedestrian Amenities and Spaces

**Definition:** The streetscape, the visual and functional supporting elements of a roadway design, provides aesthetic interest and comfort to the pedestrian. Street amenities serve to define the public space of a sidewalk as well as the adjacent roadway corridor. Pedestrian amenities include private spaces such as pedestrian-friendly furniture, lighting and art. A pedestrian-oriented space is defined as an area between a building and a public street or pedestrian path which promotes visual and pedestrian access onto the site and which provides amenities and landscaping that enhance the public's use of passive activities, such as resting, reading, and picnicking.

**Goal:** To ensure a coordinated system of street corridor improvements that protects and accommodates the needs of the pedestrian while allowing efficient vehicular circulation and parking.

**Design Objective:** To provide functional amenities for the pedestrian that are safe, comforting and aesthetically pleasing.

**Guidelines:**

1. *Front yards.* Where the front building façade is not directly adjacent to the sidewalk, develop the space between the sidewalk pavement and the building (the front yard) as a garden, lawn and/or pedestrian oriented space.

A pedestrian-oriented space is encouraged to have:

- Landscaping that does not act as a visual barrier, such as planter beds.
- Site furniture, artwork, or amenities such as fountains, kiosks, furniture.
- Pedestrian weather protection.
- Pedestrian-oriented landscaping along walkway; e.g. flower boxes or planter. All uses shall provide street trees and street lighting as appropriate
- Space for transit stop with seating.
- Window displays over the majority of the front façade.

- Pedestrian lighting
- Street trees

A pedestrian-oriented space shall NOT have:

- Asphalt or gravel pavement
- Adjacent unscreened parking lots
- Adjacent chain-link fences
- Adjacent blank wall without treatment.

**b) *Street furniture.*** Provide two pieces of approved pedestrian furniture or other site amenities for every 100 feet of property frontage. Street furniture shall be as approved by Kitsap County. Components of street furniture include:

- Pedestrian seating
- Artwork
- Drinking fountains
- Kiosks or public information boards
- Refuse receptacles
- Tables and chairs
- Guard rails
- Decorative lighting
- Bicycle racks
- Space for transit seating
- Other elements as approved by the County

**c) *Site Lighting*** Provide lighting at all building entrances, exit points, and pedestrian-oriented space. Provide a minimum of two foot-candles for pathways and four foot-candles for entryways. On-building lighting shall be down-spot lighting and front-lighted. Specific lighting detail standards are addressed in Chapter VII, Lighting.

## Chapter IV Architectural/Building Design

**Definition:** The building scale, mass, form, size, color, and materials as they relate to the site and adjacent structures and properties.

**Goal:** To maintain the small town charm and quaintness of the Manchester Village through incorporation of architectural design features that will promote architectural compatibility as well as design continuity.

**Objectives:**

1. To encourage and promote development that features excellence and comfortable amenities in building design.
2. To protect the quality of the natural environment within the village boundaries and adjacent properties.

**A. Compatibility**

**Goals:** To promote compatibility within design guidelines.

Exterior building design and detail on all elevations visible from adjacent properties or a public right-of-way should be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.

**1. Design Character**

- a) Proposed structural plans and specifications must invoke the small town charm and character of the Manchester Village through its architectural scale, roof form, building details, windows, materials, and signs. Possible design characteristics are described below:
  1. Steepened roof lines or appearance of steepened roof lines with east to west orientation and a minimum pitch of 3:12.
  2. Multiple gables
  3. Dormers
  4. Multiple-paned windows
  5. Front porches and/or covered walkways
  6. Corner and window trim details
- b) Carefully design rear and side facades visible from public streets or neighboring properties with similar detailing as the principle facades of the building to maintain compatibility.

## 2. Building Height

In the Manchester Commercial District the building height limit is two-stories (28 feet). NO new buildings will exceed one level of gross commercial and one level living area. Underground parking will not count as a story if it is entirely contained underground.

### B. Human/Pedestrian Scale

#### 1. Pedestrian-Oriented Facades

- a) For all development, include at least three of the following design elements or techniques:
- Sculptural, mosaic, or other architectural details
  - Transparent window area or window displays at or below eye level along at least 50 percent of the length of the ground floor façade for retail.
  - Pedestrian weather protection
  - Decorative light fixtures
  - Landscaping
  - Decorative building materials, including decorative masonry, shingles, brick, or stone
  - Individualized patterns or continuous wood details such as fancy butt shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, or similar materials.
  - Other materials with decorative or textural qualities as approved.
  - Gable or hipped roof
  - Building articulation, with upper story set back from the face of the building at least 6 feet or projecting out (forward) at least 2 feet.
  - Decorative artwork.
- b) Provide a porch, covered entry, or other building element that defines an outdoor space, such as trellis, overhang, or canopy. Entries should include weather protection, planters or building façade artwork.
- c) Treat code-required elements, such as parapet walls and screen walls, as an integral part of the architecture.

## 2. Architectural Scale

The following set of guidelines is intended to address building design details as might be seen at the scale of a pedestrian. Buildings that are stylized in an attempt to use the building itself as advertising will be discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style.

### Architectural Scale

- For all new buildings, provide at least three of the following features along the facades visible from the public right-of-way and pedestrian routes.
  - Upper story setback
  - Horizontal building modulation. The maximum width without building modulation shall be 75 feet, measured horizontally. The minimum depth of the modulation shall be 6 feet. Balconies may be used as all or part of the building modulation so long as each individual balcony has a floor area of at least 100 square feet.
  - Building articulation with design elements with a 50 foot-maximum spacing, such as the following:
    - Repeating window patterns
    - Including a porch, patio, deck, or covered entry for each interval
    - Including a balcony or bay window for each interval
    - Changing the roofline by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval
    - Changing materials
    - Provide a lighting fixture, trellis, trees or other landscape feature within each interval
- Substantial landscaping and/or pedestrian-oriented open spaces along the building façade.
- Avoid long or continuous wall planes. Buildings should exhibit more detail and elements appropriate for close-range pedestrian view.

### 3. Building Materials

#### 1. Exterior Materials

a) Use durable and high-quality exterior materials. Highly reflective materials are not allowed. Materials should be those of typical use in the Northwest including:

- Bevel or lap siding
- Rock, stone, and brick material
- Architectural shake-style roofing
- Metal roofs
- Cedar shingles

b) If sheet materials, such as composite fiber products or metal siding, are used as a siding material over more than 25 percent of a building façade, use material with a matted finish in a color specified in the building materials section. Include the following elements:

- Visible window and door trim painted or finished in a complementary color
- Corner and edge trim that covers exposed edges of the siding material

c) Concrete blocks (concrete masonry units or “cinder blocks”) are prohibited.

#### 4. Do not use the following materials in visible locations

- Smoked or mirrored glass
- Corrugated fiberglass
- Chain-link fences in front yards
- Synthetic materials with reflective surfaces, including galvanized steel and gloss vinyl siding

5. Select all vents, gutters, downspouts, flashing, electrical conduits, etc., to match or complement the color of the adjacent surface unless they are being used expressly as a trim or accent element.

6. Provide approved address numbers so that they are a minimum of 4 inches and legible to the public from the street fronting the property.

7. Minimize the visibility of rooftop equipment by grouping all plumbing, vents, ducts, and rooftop mechanical equipment away from public view through use of architectural screening details, such as parapets, walls, and rooflines.

## **C. Building Equipment and Service Areas**

### 1. Mechanical Equipment

- a) Locate, design, and/or screen building mechanical equipment to minimize visual impact from public streets and neighboring properties.
- c) Screen plumbing vents, HVAC equipment, and other building equipment from public view as feasible.

## Chapter V Landscape Design

### A. Landscape Plan Concept

**Goal:** The intent of these standards is to preserve the small town character of Manchester, to enhance the quality of new construction, to promote landscaping in the commercial zone and to reduce the impact of development on drainage systems, natural habitats and Puget Sound. Landscaping should be suitable and fitting with the character of Manchester as a community bordering marine and rural areas.

#### Objectives:

- To provide visual screens and barriers as a transition between differing land uses.
- To define plant species which are low maintenance, non-invasive and limited in height and growth patterns.
- To provide visual relief from parking areas and integrate new landscaping into the natural environment.
- To provide some physical separation between vehicular and pedestrian traffic.
- To provide decorative landscape as a focal setting for signs, special site elements and/or pedestrian areas.
- To provide increased areas of permeable surfaces to allow for infiltration of surface water into groundwater resources, reduce the quantity of storm water discharge and improve the quality of storm water discharge.

#### 1. Landscape Plan Requirements

1. Submit a landscape design plan and be prepared to demonstrate that the plan addresses the following considerations:
  - a) A unified pedestrian circulation system with amenities and plantings.
  - b) A coordinated system of open spaces and/or planted areas that provides the required pedestrian areas. The plan should indicate how the various spaces and plantings relate to the project's site design objectives.
  - c) Screening of service or unsightly areas.
  - d) Plantings and/or site features that enhance the building's architectural qualities.
  - e) Provide a landscape maintenance plan.

In addition, the design should consider the following landscape design objectives where appropriate:

- a) Where feasible, coordinate the selection of plant material to provide a succession of blooms, seasonal color, and a variety of textures.
- b) Provide a transition in landscaping design between contiguous sites, within a site, and from native vegetation areas to achieve greater continuity.
- c) Design landscaping to create definition between public and private spaces.
- d) Design landscaping to provide transition between built structures (vertical planes) and the site (horizontal planes).
- e) Use plantings to highlight significant site features and to define the function of the site, including parking, circulation, entries, and open space.

## **B. Landscape Types**

### **1. Planting strips and barriers**

Use planting strips or areas as barriers and/or screens to separate land uses or specific activities and provide visual relief from parking areas or buildings. Planting areas should be a mix of evergreen and deciduous shrubs whose height and width will be proportionate to the area being planted. Trees, shrubs, ground covers, and/or grasses that are native to the Puget Sound region and are appropriate to the conditions of the site are preferred. Care must be taken not to visually block lines of sight for vehicles, pedestrians, adjacent properties or signage.

### **2. Decorative Landscaping and Special Areas**

- a) Use decorative landscaping as a focal setting for signs, special site elements, and pedestrian areas. The area may be planted with trees, shrubs, ground cover, grasses, or cultivated flower beds.
- b) Use plant materials as visual barriers or to add ambiance to special site elements for pedestrians, such as seating areas. Additions such as sculpture, artwork, kiosks, and site furniture are encouraged. Lighting for landscaped areas must comply with Chapter VIII Lighting. Landscape materials should be in scale with the area.

### **3. Parking Area Landscaping**

The following also applies to outdoor storage areas and outdoor sales areas visible from a street right-of-way or adjacent property.

The intent of parking area landscaping is to develop a positive image for the commercial zone by providing an attractive appearance, reducing the summertime heat and glare build-up within and adjacent to parking areas, improving the views of parking areas for shoppers and area residents and lessening surface water run-off impacts.

a) An alternative to the required landscaping guidelines above may be submitted, provided that a better solution can be found in terms of public benefit for one or more of the following items:

- Integrating interior surface parking area landscaping with required biofiltration swales
- Incorporating or protecting natural features, including wetlands, significant trees and vegetation, and slopes
- Preserving distant views
- Providing significant pedestrian-oriented spaces, such as a “pocket park” in excess of what is required under the Kitsap County Zoning Ordinance
- Creating an extension of or connection to a local park or regional bicycle/pedestrian trail system.

b) Provide landscaping to screen parking areas from adjacent or neighboring properties.

## **C. Retention of Significant Trees**

### **Objectives**

1. To retain substantial natural vegetation
2. To preserve and protect stands of mature trees
3. To aid in the stabilization of soil by preventing erosion
4. To reduce storm water runoff and costs associated with it
5. To provide an important visual buffer and screen against traffic and noise
6. To conserve and enhance the unique character of the area and protect and increase property values

## D. Approved Plant List

### Objectives:

1. To encourage the use of hardy, attractive, and easily maintained plant material
2. To encourage at least two seasons of interest for trees and shrubs
3. To provide visual continuity by using plant materials from a specified plant list of a limited number of varieties and species, yet be open to new and interesting plant materials
4. To encourage the use of trees and shrubs within the commercial zone as an important unifying element to strengthen the image and continuity of the streetscape

### 1. Trees

a) When planting evergreen trees for required landscaping, incorporate plant material from the approved list below or alternative plant species as approved by Kitsap County

<i>Arbutus unedo</i>	Strawberry Tree	Flowers and fruit
<i>Calocedrus decurrens</i>	Incense Cedar	Horizontal branching habit
<i>Cupressus glabra</i>	Smooth Arizona Cypress	Reddish bark
<i>Garrya elliptica</i>	Coast Silk Tassel	Beautiful catkins
<i>Magnolia grandiflora</i>	Evergreen Magnolia	Fragrant white flowers
<i>Pinus cembra</i>	Swiss Stone Pine	Dense foliage
<i>Pinus contorta contorta</i>	Shore Pine	Native tree
<i>Pinus thunbergii</i>	Japanese Black Pine	Irregular branching
<i>Quercus ilex</i>	Holly Oak	Evergreen, wind tolerant

b) When planting deciduous trees for required landscaping, incorporate plant material from the approved list below or alternative plant species as approved by Kitsap County.

<i>Acer campestre</i>	Hedge Maple	Yellow Fall color
<i>Acer circinatum</i>	Vine Maple	Native
<i>Acer grinnala</i>	Amur Maple	Red Fall color
<i>Carpinus betulus</i>	Narrow European Hornbeam	Yellow Fall color
<i>Cercidiphyllum japonicum</i>	Katsura	Yellow Fall color
<i>Cornus mas</i>	Cornelian Cherry	Flowers in winter
<i>Fagus sylvatica</i>	Beech	Smooth gray bark
<i>Fraxinus angustifolia</i>	Raywood Ash	Seedless, great Fall color
<i>Malus sp.</i>	Flowering crabapples	Spring flowers
<i>Nyssa sylvatica</i>	Sour Gum	Early Fall color, very red
<i>Oxendron arboretum</i>	Sour wood	Scarlet Fall color, white flowers
<i>Parrotia persica</i>	Persian Ironwood	Good Fall color
<i>Pyrus calleryana</i>	Capitol Pear	Good for narrow spots
<i>Quercus robur 'Fastigiata'</i>	Upright English Oak	Good for narrow spots
<i>Stewartia sp</i>	Stewartia	Flowers, good Fall color
<i>Tilia cordata</i>	Littleleaf Linden	Fragrant flowers in summer

## Shrubs and Ground Covers

a) When planting evergreen shrubs for required landscaping incorporate plant material from approved list below or alternative plant species as approved by Kitsap County

<i>Arctostaphylos x media</i>	Hybrid Kinnikanik	Hybrid native
<i>Cistra sp.</i>	Rockroses	Many varieties
<i>Lavandula sp.</i>	Lavender	Many varieties
<i>Mahonia aquafolium</i>	Oregon grape	Native
<i>Myrica californica</i>	Pacific Wax Myrtle	Salt tolerant, good hedge
<i>Rosmarinus</i>	Rosemary	Many varieties
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	Native
<i>Viburnum tinus</i>	Laurustinus	Winter flowering

b) When planting deciduous shrubs for required landscaping incorporate plant material from approved list below or alternative plant species as approved by Kitsap County

<i>Amelanchier alnifolia</i>	Service Berry	Native, white flowers, Fall color
<i>Buddia davidii</i>	Butterfly Bush	Purple flowers in summer
<i>Oemleria cerasiformis</i>	Oso Berry	Native, early white spring flower
<i>Rhamnus purshiana</i>	Cascara	Native, good Fall color
<i>Acer circinatum</i>	Vine Maple	Native, good Fall color
<i>Salix sp</i>	Willows	Good for wet areas
<i>Ribes sanguineum</i>	Ed Flowering Currant	Native, pink flowers spring
<i>Cornus stolonifera</i>	Yellow Twig Dogwood	Yellow stems in winter
<i>Cornus stolonifera</i>	Red Osier Dogwood	Red stems in winter
<i>Philadelphus lewisii</i>	Mock Orange	Fragrant white flowers-June
<i>Spiraea douglasii</i>	Hardback Spirea	Pink flowers in summer
<i>Vaccinium parvafolium</i>	Red Huckleberry	Native, edible berries

c) When planting ground covers for required landscaping incorporate plant material from approved list below of alternative plant species as approved by Kitsap County

<i>Arctostaphylos uva-ursi</i>	Kinnikanik	Native	Evergreen, red berries winter
<i>Gaultheria shallon</i>	Salal	Native	Evergreen, can get shrubby
<i>Gaultheria procumbens</i>	Checkerberry/Wintgreen		Evergreen, stays low, berries
<i>Polystichum munitum</i>	Sword Fern	Native	Evergreen, low maintenance
<i>Cotoneaster sp</i>	Cotoneaster		Many varieties
<i>Erica sp</i>	Heather		Many varieties
<i>Calluna sp</i>	Heath		Many varieties
<i>Epemedium sp</i>	Epemedium		Many varieties

d) When planting grasses for required landscaping incorporate plant material from approved list below of alternative plant species as approved by Kitsap County

<i>Fescue sp</i>	Many varieties
<i>Carex sp</i>	Many varieties

## Chapter VI Signage

**Definition:** The display of information by permanent signs such as reflective, illuminated, neon, or fluorescent signs, posters, and painted or engraved signs.

**Goal:** To provide a means of disseminating useful information to residents and visitors in a manner that is user-friendly, attractive, and compatible with the appearance of commercial Manchester.

**Objective:** All signs shall meet the requirements of KCC Chapter 17.445. They shall be divided into three categories: informational signs; commercial and business signs and personal, political, and event signs.

### A. Informational Signs

Informational signs are recommended as a service to visitors and residents.

- Manchester State Park
- Manchester Fuel Depot
- Boat Launch/ Pomeroy Park

### B. Commercial and Business Signs

1. Keep signs as simple as possible, relying on symbols to avoid needless clutter and complexity
2. Use landscaping in conjunction with pole signs for safety as well as appearance.
3. Where multiple businesses operate from a central location, group signage to avoid proliferation of signs.
4. Do not install neon lighting on the exterior of any building unless it is shielded from direct view. Neon advertising signs shall be confined to the interior of the buildings they serve.
5. Mount building –mounted signs perpendicular to or flat against the building, integrating the sign and building design.
6. Limit “A” board or freestanding open signs to one sign per business entrance. Locate such signs so as not to obstruct pedestrian circulation on public walkways.
7. Do not use animated or audible signs or illuminated by any intermittent, flashing, or scintillating light. This shall not apply to time and temperature displays.
8. Do not use permanent banners, flags, etc.
9. Background colors (i.e., colors that are not part of lettering, graphics, or decoration) shall be consistent with the building.

### C. Personal, Political, and Event Signs

Signs in this Category include the following:

**Personal Signs**

- Garage sale signs
- Yard sale signs
- Moving sale signs
- For rent signs
- For sale-by-owner signs
- Lost pet signs

**Political signs**

- Individual candidate campaign signs
- Regional or state issues campaign signs
- Local issues campaign signs

**Event signs**

- Parade signs and instructions
- Farmers market signs
- Church meeting or social signs
- Concert or entertainment signs

**1. Personal, Political, and Event signs**

- a) Remove all personal, political, and event signs within five days after the event.
- b) Do not display vinyl banners unless associated with a specific event and/or date.
- c) Do not display any signs in this category for more than 30 days.

## Chapter VII Lighting

**Definition:** This standard defines the recommended ambient illumination required during periods of darkness throughout the entire commercial area, including all streets, parking lots, building entries, and pedestrian walkways intended for public use.

**Goals:**

1. To provide a suitable level of illumination for pedestrian walkways and building entries at night throughout the commercial area.
2. To minimize the possibility of illegal activities by providing suitable illumination at night
3. To improve the confidence and safety of pedestrians walking through the commercial area at night.

**Objectives and General Specifications:** Existing streetlights generally provide sufficient illumination in the immediate area of their location and are intended to illuminate cross streets and intersections.

The level of illumination in the commercial zone shall not impede the views from surrounding residential areas. This includes street lighting as well as business lighting.

### A. Lighting

#### 1. Lighting Standards

1. Direct lighting downward to the intended area to be lighted. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover into residential areas.
2. Up-lighting may be incorporated into the building's landscaping provided that the bulb is not visible from adjoining properties.
3. Limit freestanding light fixtures to 14 feet in height.
4. Vehicular roadway and highway lighting shall be subject to the County requirements.
5. Do not use mercury vapor light fixtures.
6. Do not use back-lit awnings.
7. Consider light from buildings as an attractive component of streetscape lighting.

## **Chapter VIII Utilities/Refuse/Service Areas**

### **Goals:**

1. To reduce the visibility of unsightly uses (containers, for example) in the commercial zone.
2. To minimize the visibility of “backs” of buildings, where services are located.
3. To reduce the noise impacts of service areas.

### **A. Refuse Disposal and Service Areas**

#### **1. Service areas**

- a. For every parcel with a structure, provide a trash receptacle on the premises or access to a shared facility.
- b. Locate service areas (loading docks, trash dumpsters, compactors, mechanical equipment, and storage yards) so as to not have a negative visual, auditory (noise), or physical impact on the street environment and adjacent residentially zoned properties. Locate service areas at the rear of the lot, if possible.
- c. When refuse and service areas are visible from the walkway or adjacent properties, screen the elements. The screen should incorporate similar materials and architectural forms as the site’s principal building.
- d. Provide trash receptacles that comply with adopted Public Works standards and are sufficient size to accommodate the trash generated. All receptacles shall be screened on three sides with a fence and/or landscaping.
- e. Ensure architectural consistency between the design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point and the design of the primary structure(s) on the site.
- f. Install a 6-foot wall or fence to enclose any outdoor refuse collection point or dumpster service area.
- g. The fence shall be solid material, such as wood or masonry, rather than a chain link fence.

### **B. Utilities**

#### **Poles and Overhead Wires**

1. Eliminate overhead wires and poles where possible
2. When planned projects such as street redesign, placement of water, sewer lines or other major construction that would require the removal of overhead wires and poles, coordinating meetings shall be held by the project designer/engineer with the utility companies (e.g. power company, telephone company etc.) to discuss and plan the feasibility of burying utility facilities to eliminate overhead wires and/power poles.