

Zoning and Development Regulations

1. HISTORIC ZONING

Prior to the adoption of this Plan, properties within the Manchester Village have experienced a variety of different zoning designations. These designations included Residential 3 Homes Per Acre (R-3), Residential 5 Homes Per Acre Mobile Home (R-5 MH), Rural Residential (RR), Business General (BG) and Neighborhood Commercial (NC). The densities and minimum lot sizes of these designations are shown in Table Z-1.

Table Z-1 Historic Zoning Densities and Lot Sizes

Zone	Density	Minimum Lot Size
R-3	3 Dwelling Units/1acre	.33 acre (14,520 sq. ft.)
R-5 MH	5 Dwelling Units/1 acre	.20 acre (8,712 sq. ft.)
RR	1 Dwelling Unit/5 acres	5 acres (217,800 sq. ft)
BG	N/A	N/A
NC	N/A	N/A

This variety of zoning designations combined with the extensive platting of Manchester at the beginning of the 1900's has created a mixture of development patterns throughout the Manchester Village. The Plan will create zoning designations that will provide consistent and predictable regulations to further sensible development.

2. RESIDENTIAL ZONING

The Manchester Village will contain two residential designations (Figure 3): Manchester Village Residential (MVR) and Manchester Village Low Residential (MVL). The zoning in each residential designation recognizes the existing pattern and intensity of development of its area. Uses allowed in these zones will be consistent with Urban Low Land use designation in the Comprehensive Plan. The complete list of zoning requirement and allowed uses are shown in **Appendix C**.

Manchester Village Residential (MVR)

This designation is applied to areas within the Manchester Village where the platting of parcels has been most intense, primarily along Alaska and California Avenues and in the downtown area. The average size for currently developed lots in these areas is just over .25 acres (10,890 sq. ft.). To acknowledge this historic development, the Plan sets both minimum developable and minimum

divisible lot sizes at .25 acres. The lot requirements and setbacks for this zone are shown in Table Z-2.

Manchester Village Low Residential (MVL R)

This designation is applied to areas within the Manchester Village where platting has occurred piece meal. Individual short plats over the years have created areas without consistent lot sizes. This development pattern is due to the changing zoning over the years and a lack of available services such as sewer and water. The average size for currently developed lots in these areas is just over .50 acres (21,780 sq. ft.), though several vacant smaller lots currently exist. To acknowledge these existing smaller lots, this designation’s minimum developable lot size is set at .25 acre (10,890 sq. ft.)

This designation’s minimum divisible lot size is .50 acres. To develop lots smaller than .50, a property owner could cluster their development (see Cluster Development), which would allow lots as small as .25 acres with a set amount of open space. The lot requirements and setbacks for this zone are shown in Table Z-2.

Table Z-2 Lot Requirements and Setback for MVR and MVL R Zones

	MVR	MVL R
Minimum Developable Lot Size	.25 acre (10,890 sq. ft)	.25 acre (10,890 sq. ft.)
Minimum Divisible Lot size	.25 acre (10,890 sq. ft)	.50 acre (21,780 sq. ft.) w/ clustering .25 (10,890 sq. ft.)
Minimum Lot Width	60 feet	60 feet
Minimum Lot Depth	60 feet	60 feet
Frontyard Setback	20 feet	20 feet
Sidyard Setback	5 feet	5 feet
Rearyard Setback	5 feet	5 feet
Density DU/Acre	4	2

Manchester Village Lot Requirements 321.C.050

Zone	Density DU/Acre	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard	Side Yard	Opposite Side Yard	Rear Yard
MVR	4	10,890 sq. ft.	60 feet	60 feet	20 feet	5 feet	5 feet	5 feet
MVL R	2	21,780 sq. ft. w/ Clustering 10,890 sq.	60 feet	60 feet	20 feet	5 feet	5 feet	5 feet

Minimum lot size for lots legally created prior to the adoption of the Manchester Plan (2002) may be built on however they need to conform to ALL other zoning requirements. Once the property is transferred or sold to new ownership that lot must meet minimum lot requirements as set forth in Table Z-2.

Clustered Development

The Manchester Village has historically developed in densely platted rectangles with little or no open space. It is this lack of open space combined with the removal of natural vegetation that has contributed to its stormwater problems. To encourage the retention of vegetated open space in the Manchester Village, The Plan will create a density bonus for clustered development.

As an incentive to cluster, developers leaving 40% of their property in open space will be allowed an extra lot for every five lots they cluster. For example, a property owner with 5 acres in the Manchester Village Low Residential zone (.50 acre minimum divisible lot size), would normally only be able to subdivide into 10 parcels. No open space needs to be included and all of the acreage could be available for clearing. With clustered development, this owner would leave 40% of the five gross acres in open space and be allowed to subdivide the remaining land into 12 lots, each at the .25-acre minimum developable lot size. The public is guaranteed a portion of land that will be protected from clearing and in exchange the property owner is allowed two additional lots.

Goals and Policies

Goal RZ-1 Protect and enhance the Manchester Village character.

Goal RZ-2 Provide zoning that is consistent with Manchester's existing built environment and lot sizes that allow for financially viable sewer extentions.

Policy RZ-1 Set minimum lot sizes for residential development shown in Table Z-2.

Policy RZ-2 Set minimum lot sizes for residential property subdivision shown in Table Z-2

question – Do we now remove this?

Goal RZ-3 Encourage property owners to cluster all newly subdivided lots.

Policy RZ-3 Provide a desity bonus for all future clustered developments of five (5) lots or more.

3. COMMERCIAL ZONING

Manchester Village Commercial (MVC)

This designation is applied to areas where historic commercial development has occurred and/or where future development is acceptable. The commercial uses in this zone are of modest intensity and are consistent with the Neighborhood Commercial (NC) land use designation in the Comprehensive Plan. Such uses could include restaurants, dry cleaners, video stores, professional services, Laundromats and/or specialty stores.

The Manchester Design Charrette focused on the area of 'downtown' Manchester which was designated Neighborhood Commercial in the Comprehensive Plan. The design team felt the size of this designation was inappropriate, too large for the current or future population of Manchester. They developed a range of alternative commercial boundaries showing how each could accommodate business suitable for Manchester.

Using the results of this process, the MVC designation was applied generally to the area between Daniels Loop on the north, Spring Street on the west, Spruce Street on the south, and Puget Sound on the east, EXCEPT most properties abutting Denniston Lane. **(Fig. 3)**.

Within this designated area, parking is a concern. The area is only partially developed and parking can be scarce on holiday weekends throughout the summer. As the area continues to develop, the frequency of this problem will increase. To allow for additional parking to be incorporated into new commercial development, the Plan would modify the County's current parking requirements to a level commensurate with the uses allowed in this zone (Appendix C).

To encourage two-story mixed-use development, the height restriction on commercial or missed-use properties within this zone will be set at 35 feet, measured from the average grade at the foundation to the structures highest point.

To accommodate properties in this zone with existing residential-only uses, such properties will be allowed to rebuild, remodel or add-on, but when doing so must meet all the requirements of the Manchester Residential zone.

Goals and Policies

Goal CZ-1 Promote the establishment of a vital Manchester Village Commercial zone.

Policy CZ-1 Establish a commercial zone appropriate for the population and transportation network of the Manchester Village.

Policy CZ-2 Allow land uses consistent with the County's Neighborhood Commercial zoning designation.

Goal CZ-2 Encourage mixed-use development within the commercial zone.

Policy CZ-3 Modify parking requirements to levels appropriate for the Manchester Village

Policy CZ-4 Encourage the development of design standards for the Manchester Village commercial zone. **In refining and adoption stage.**

Policy CZ-5 Allow structures within the Manchester Village Commercial zone to achieve a height of 35 feet **with limit of two stories.**

4. VIEW PROTECTION

One of Manchester's unique features is its expansive views of many scenic areas. From many properties in Manchester, views of Mt. Rainier, the Cascade Mountain Range, Puget Sound and the Seattle skyline are clearly visible. These views are of great value and importance to the Manchester Community. These views have been impaired over the years by new building construction and the growth of view-obstructing vegetation. In an effort to reduce the future impacts of these obstruction, the Plan proposes regulations restricting the height of new residential construction and restricts the planting of row trees and other vegetation in a way that will significantly impact existing views.

View Protection Overlay Zone

Within the Manchester Village Boundary, a View protection Overlay Zone (VPOZ) has been established. Contained within this Zone are all properties between the U.S. Naval Fuel Depot to the north, the westerly properties abutting Alaska Ave. to the west, Mile Hill Dr. to the south and Puget Sound to the East (Figure 4). The following regulations will only apply to the residentially zoned properties located within the VPOZ.

Height Restrictions

In the past many lots in Manchester have had their views significantly impacted by construction built to the County's existing 35-foot height

restriction. These impacts have exacerbated by property owner's building at their properties' highest points. Adjacent neighbors have seen their views blocked, often in their entirety, by this kind of construction. This Plan would impose a lower height restriction while encouraging property owners to build as far down their slope as possible.

The maximum height of all new construction would be reduced from 35 feet to 28 feet measured from the mid-slope point of the property's buildable area to the highest point of the structure.

To establish the mid-point :

- a property survey by a licensed surveyor is required
- the 4 corners of the site are established
- the mid-point of buildable space is established by averaging the four building corner elevations with the maximum roof height.
- this process is done on the natural contour of the lot before any alterations.

This restriction would apply to new construction as well as additions and remodels to existing structures. Buildable area is defined as the area in which the structure is actually positioned on the lot and including the setback requirement of the building code.

The further property owners build down the slope, the higher the structures can be while maintaining the 28-foot restriction. The opposite is also true; the further upslope property owners build the lower their structures must be to meet the restriction.

While this regulation will not remove all instances of new structures blocking existing views, it will reduce their frequency.

Vegetation Restrictions

While new construction usually only impacts adjacent properties, the impacts of certain kinds of vegetation are often much greater. Many trees and large shrubs can grow significantly higher, blocking the views of numerous property owners upslope. The impact is heightened when these trees and shrubs are planted in rows. But, while these trees

obstruct views, they also provide significant wildlife habitat and reduce stormwater volumes.

To balance these issues, the Plan sets a vegetation restriction on row trees and shrubs. After the adoption of the Plan, newly planted row trees (three or more) and shrubbery such as hedges may not be maintained in a way that significantly impacts existing views from neighboring properties. All existing vegetation is exempt from this restriction.

While this regulation will not remove all instances of new vegetation blocking existing views, it will reduce their frequency.

Goal and Policies

Goal VP-1 Protect Manchester's existing views of Mt. Rainier, the Cascade Mountain Range, Puget Sound and the Seattle skyline.

Policy VP-1 Establish a View Protection Overlay Zone for the Manchester Village

Goal VP-2 Encourage development that creates the least impact to existing views.

Policy VP-2 Establish a maximum structure height for residential development within the View Protection Overlay Zone. A structure's height will be measured from the midslope of a property's buildable area to encourage development downslope.