

## INTRODUCTION

The purpose of the Design Standards is to implement the goals and objectives of the Manchester Plan. The height of 28 feet two story for mixed-use development and the setbacks are consistent with the requirements in the View Protection Overlay Zone that surrounds the commercial area. These Standards apply to the Manchester Village Commercial zone in the Manchester Type 1 LAMRID (Limited Area of More Intense Rural Development). The Standards include both mandatory and guideline elements.

The Manchester Commercial Design Standards are to direct future growth and development of Manchester and to ensure that the design and density of any development or redevelopment in the rural village be consistent with Type 1 RCW36.70A.070(5)(d)(1)(C).

Any existing structure or facility that does not conform to these standards is exempt from compliance, unless the building structure is remodeled and the remodel increases the structure footprint or 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 narrative 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.

Any and all development or redevelopment in terms of building size, scale, use, or intensity shall be consistent with the character of the existing area.

Due to the extreme close proximity to Puget Sound, all commercial development and redevelopment shall be subject to SEPA. No commercial project shall be granted an issuance of non-significance without mitigation.

All developments shall be required to incorporate appropriate site enhancements, including construction of pedestrian walkways, street lighting, street foliage and/or road improvements. A covenant of agreement running with the land shall be recorded with Kitsap County Auditor and filed with the Department of Community Development and Public Works as part of the development.

Much of the charm of Manchester is derived from the spectacular views of Puget Sound and all development and redevelopment should therefore be done with the goal of preserving and enhancing these views for all residents.

## Chapter One Site Planning

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

**Goal:** The goal of Site Planning is 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 plan objectives of the Manchester Village Design Standards.

**Objectives of Site Planning are:**

- To maintain the small town charm and quaintness that Manchester currently offers.
- To incorporate ample parking with any structural design.
- To improve pedestrian and vehicular 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. Development and redevelopment shall be built in exact conformity with final plans and specifications.

### A. Building Location and Orientation

Buildings in the Manchester Commercial Village shall be sited to provide functional outdoor spaces, greenbelt areas, and public 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 and, doing so in a manner that will encourage and accommodate pedestrians. The following elements must be addressed:

1. Buildings and main business entrances must be oriented to the street frontage.
2. The setback of new buildings shall be 12 feet on all sides to promote view corridors and will include walkways ADA compatible 6 foot side walkways, with the remaining width of setback used for landscaping design.
3. Building setbacks shall be treated as public-oriented pedestrian spaces and landscaped in accordance with Chapter Four. Paved surfaces should be minimized except for enhanced walkways, pedestrian-oriented spaces, and on-site parking.
4. Parking - Follow County codes Chapter 17.435 EXCEPT-
  - a) Multi-family dwellings in the commercial zone must provide two spaces per dwelling.

- b) Underground parking must be publicly accessible 24 hours, seven days per week
  - c) Where feasible, on street parking should be provided.
5. Ingress/egress: Limit driveways to one entry lane and one exit lane per 300 feet, or to one lane accommodating two-way traffic if the site frontage is less than 150 feet.
  6. Outdoor storage areas or outdoor sales areas in front of commercial establishments shall not be 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 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.

Signage is addressed in Chapter Five.

## **B. Relationship to Adjacent Properties**

1. Locate service areas, outdoor storage areas, and other obtrusive site features away from neighboring properties to reduce conflicts with adjacent uses. Where the County deems necessary, landscape screening will be planted along property lines adjacent to “incompatible uses”. Incompatible uses include, but are not limited to, outdoor storage areas adjacent to a residentially zoned property. The buffer must conform to the requirements of Chapter Four, Landscape Design.

If changes in topography between the residential and adjacent property are sufficiently great, then modifications to the above buffer options may be allowed with County approval of the variance through the Department of Community Development.

2. Integrate outdoor storage areas and loading facilities into the site design to minimize their size, reduce visual impact, and to allow for pedestrian and vehicular circulation between sites, where appropriate.
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, site development must meet the requirements of the Kitsap County Noise Ordinance and consider additional ways to minimize impact upon neighboring properties.

Construction hours will commence no earlier than and end no later than specified in Kitsap County Code Section 10.28.

5. Incorporate dust, soil erosion, and storm water control measure as required by the Kitsap County Storm Water Management Ordinance. A Site Development Adaptive Plan (SDAP) for all major construction in the MCV is required.

### **C. Corner Lot Requirements**

When a development is located at a corner intersection, such development shall incorporate public 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 public-oriented pedestrian open space in addition to the otherwise required setback.
2. A building entrance, lobby, atrium, or pedestrian pathway at the corner.
3. Pedestrian traffic shall be oriented to the crosswalk.

### **D. Open Space**

1. Site buildings so that the required open space(s) is/are usable by the public and not only users of the structure. 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. Site development plans shall coordinate with adjacent outdoor spaces streetscapes, and pedestrian walkways.
3. Where feasible, incorporate pedestrian open spaces, such as covered walkways, courtyards, and plazas, as well as open passageways between adjacent buildings and properties, and between blocks.
4. Where feasible, incorporate outdoor seating and dining areas that face the street and are accessible to the public.

### **E. Stormwater**

The applicant must complete a [stormwater management plan according to KCC xxxx].

The applicant shall incorporate structural Best Management Practices (BMPs) that are found to be beneficial to the prevention of stormwater pollution, i.e., oil/water separators, catch basin inserts, sand filters, detention basins, ponds, vaults, trenches, dry wells, roof downspout infiltration, porous pavement, grid pavers, grass swales and strips, etc, into the project stormwater management plan.

### **F. Related Guidelines**

1. See Chapter Two for traffic and pedestrian circulation and parking elements.
2. See Chapter Three for building elements related to site planning.
3. See Chapter Four for landscape design elements.
4. See Chapter Five for signage.
5. See Chapter Six for lighting.
6. See Chapter Seven for utilities and service areas.

## **Chapter Two**

### **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, together with street amenities, such as landscaping and street trees, pocket parks, street lighting, and street furniture, that occur within the public right of way.

#### **A. Roads and Walkways 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 that all new developments mitigate direct traffic and parking impacts on roads through the commercial district by means of construction of necessary roadway improvements as warranted through a cumulative traffic impact analysis 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 way that balances their uses.
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 to 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.

#### **B. Roadway Design**

1. Develop a clearly marked bike route through the commercial district.
2. Where applicable, encourage changes in road surface, including paving materials, texture and speed tables.
3. Design roadways to meet the future level of traffic volume projected as well as the land use design objectives of Manchester's Village Commercial area.
4. Locate parking on street, where feasible, within the constraints of right-of-way and pedestrian needs to protect pedestrians and slow traffic.
5. No vegetation except street trees shall impede vehicular line of sight.

## **C. Walkway Construction**

1. Install walkways in widths determined on a basis of the road right-of-way widths available. Walkway widths shall be as follows:
  - a). Minimum walkway widths shall be six (6) feet.
  - b). Where right-of-way width is constrained, necessary portions of the parcel being developed or redeveloped shall be allotted to accommodate walkway construction.
2. For walkway surfaces, the use of concrete or an approved brick-paver inlay is required. Vehicular crossings of pedestrian walkways shall be clearly marked and identifiable, with surface treatments such as color change, surface materials or texture changes.
3. Locate public walkways primarily within the right-of-way area. In special instances walkways may need to extend to private property.
4. Provide lighting fixtures as described in Chapter Six, Lighting.
5. For café zones or outdoor dining in the public rights-of-way, ensure that outdoor dining areas or walkway areas conform to all the following:
  - a. Meet the requirements of a minor Site Plan Review (Kitsap County Code 17.400)
  - 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. Such areas may be allowed along a building frontage subject to the following criteria:
    - i. Provide clear separation between pedestrians and vehicles through the use of planters, decorative fencing and low walls.
    - ii. Are able to provide minimum of ADA walkway clearance.

## **D. Vehicle Circulation**

1. Where pedestrian circulation crosses vehicular routes, provide a change in materials, textures, or colors to emphasize the crossing point and improve visibility.
  - a. Site new driveways away from or immediately opposite street intersections. Limit the number of driveways to no more than one driveway per every 150 feet for arterial roads and one per 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 abrogate minimum parking requirements for each parcel and/or project.
2. Accommodate access requirements of emergency vehicles and services, per the Kitsap County Fire Code, in all elements of the site design.
3. Integrate service functions into the circulation pattern in such a manner that minimizes conflicts between vehicles and pedestrians.

## E. Parking

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

- Connect parking areas on adjacent properties or create service alleys behind buildings, and connectivity between properties.
- 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 Four, Landscaping)

## F. Bicycle and Pedestrian Circulation

**Definition:** Bicycle and Pedestrian circulation constitutes pedestrian walkways that 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 the street or other routes.

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

### Objectives:

- 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.
- 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.
- To make pedestrian circulation routes as obvious and simple as possible, clearly indicating an identifiable path between vehicles and access into and through buildings or commercial 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 and accommodated in the design phase to eliminate informal “short cuts” which damage landscape areas.
3. Where pedestrian circulation crosses vehicular routes, provide a change in 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 and accommodate secondary access points.
5. Minimize redundant pavement that 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 Site Plan Review (Kitsap County Zoning Ordinance, Section 410)
  - b. A pedestrian path of at least 6 feet wide from the public street walkway to the building main entry.
  - c. Adequate lighting at the building entries and along walkways and paths through parking lots. (See Chapter Six, Lighting).
    - i. 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 all shall be noted on the approved site plan.
    - ii. Provide bicycle storage spaces with all commercial development and redevelopment at the rate of at least 5% of the number of auto parking spaces.
    - iii. Construct internal site walkways a minimum of 4 feet in width. A lesser walkway width is allowable in low pedestrian traffic areas, as required for handicap access and constructed to A.D.A. standards.

#### **G. On-site Pedestrian Amenities and Spaces**

**Definition:** Public-oriented pedestrian spaces are defined as the 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. Street amenities serve to define the public space of a walkway as well as the adjacent roadway corridor. Pedestrian amenities include private spaces such as pedestrian-friendly furniture, lighting and art.

**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 pedestrians that are safe, comforting and aesthetically pleasing.

#### **Guidelines:**

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

A public oriented pedestrian space is encouraged to have:

- Landscaping that does not act as a visual barrier.
- Furniture, artwork, or amenities such as fountains
- Pedestrian weather protection.
- Space for a transit stop with seating.

- Window displays over the majority of the front façade.
- Pedestrian lighting

A public oriented pedestrian space shall NOT have:

- Gravel walkways
- Adjacent unscreened parking lots
- Adjacent chain-link fences
- Adjacent blank walls without treatment.

Site Lighting. Provide lighting at all building entrances, exit points, and public oriented pedestrian spaces. Specific lighting detail standards are addressed in Chapter Six, Lighting.

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## Chapter Three Architectural/Building Design

**Definition:** Architectural/Building design includes the building scale, mass, form, size, color, and materials as they relate to the site and to adjacent structures and properties.

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

**Objectives:**

- To encourage and promote development that features excellence and comfortable amenities in building design.
- 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 shall 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 their architectural scale, roof form, building details, windows, materials, and signs. Preferable design characteristics are described below:
  - i. Steepened rooflines or appearance of steepened rooflines with east to west orientation and a minimum pitch of 3:12.
  - ii. Multiple gables
  - iii. Dormers
  - iv. Multiple-paned windows
  - v. Front porches
  - vi. Covered walkways
  - vii. Corner and window trim details
- b. Design rear and side facades visible from public streets or neighboring properties with detailing the same 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 with a maximum combined height of 28 feet. Single story structures must be dedicated to commercial use. Two story structures may have no more than one floor dedicated to residential use and this must be located on the second story. New buildings and future redevelopment of existing buildings must comply with this standard. Underground parking will not count as a story if it is entirely contained underground as defined in Kitsap County Code Section 15.08 055.

## 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 latticework, 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.
  - 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.

## C. 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 shall not be allowed, particularly where the proposed architecture is the result of a “corporate” or franchise style. Large, boxy buildings with no architectural detailing that overpower the building site and do not promote the rural character of Manchester are incompatible and do not satisfy these standards.

## 1. Building Scale

For all new buildings, at least three of the following features must be provided along the facades visible from the public right-of-way and pedestrian routes.

- a. The second story may not protrude beyond the first story setback
- b. At least three of the following features must be provided along the facades visible from the public right-of-way and pedestrian routes to avoid long and continuous wall planes:
  - i. Repeating window patterns
  - ii. A porch, patio, deck, or covered entry
  - iii. A balcony or bay window
  - iv. Changing the roofline by alternating dormers, stepped roofs, gables or other of elements.
  - v. Changing materials
  - vi. Provide a lighting fixture, trellis, trees or other landscape feature
  - vii. Substantial landscaping and/or pedestrian-oriented open spaces along the building façade.

## D. 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
  - Non-reflective 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 different but complementary color
  - Corner and edge trim that covers exposed edges of the siding material
- c. The use of concrete blocks (concrete masonry units or “cinder blocks”) are prohibited as an exposed exterior material.
- d. 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
- e. Select all vents, gutters, downspouts, flashing, electrical conduits, etc., to match or complement the color of the adjacent surface.
- f. Provide approved address numbers that are a minimum of 4 inches in height and readable to the public from the street fronting the property.
- g. Obscure the visibility of rooftop equipment by grouping all plumbing, vents, ducts, satellite dishes, antennas and rooftop mechanical equipment away from public view through use of architectural screening details, such as parapets, walls, and rooflines.

## **2. Colors**

- a. Glaring, obtrusive, or high-contrast color schemes are not encouraged except as small accents.
- b. Trim and detailing (fascia, cornice, pediments, windows, doors and trims, moldings) color is encouraged to contrast or compliment the main color or materials.
- c. Large graphics or bright accent colors shall be limited to fifteen percent of the main facade area, excluding glass. Bright, high-contrast color banding is limited to maximum four inches in width.

## **E. 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.
- b. Screen plumbing vents, HVAC equipment, and other building equipment from public view as feasible.

## **Chapter Four**

### **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 to the rural nature of Manchester and should complement and enhance 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 that 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 appropriate physical separation between vehicular and pedestrian traffic.
- To provide decorative landscaping as a focal setting for signs, special site elements and 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 to improve the quality of storm water discharge.

#### **1. Landscape Plan Requirements**

- a. Submit a landscape design plan and be prepared to demonstrate that the plan addresses the following considerations:
  - i. A unified pedestrian circulation system with amenities and plantings.
  - ii. A coordinated system of open spaces and/or planted areas that provide the required pedestrian areas. The plan should indicate how the various spaces and plantings relate to the project's site design objectives.
  - iii. Screening of service or unsightly areas.
  - iv. Plantings and/or site features that enhance the building's architectural qualities.
- b. A Landscape maintenance plan shall be provided and adhered to.

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

- a. 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 adjacent sites, within a site, and from native vegetation areas so as 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.

## **2. Landscape Types**

### **a. Planting strips and barriers**

Use planting strips or planting areas as barriers and/or screens to separate land uses or specific activities and to provide visual relief from parking areas and buildings. Planting areas should be a mix of evergreen and deciduous shrubs whose height and width will be proportionate to the area being planted and be maintained at a height of 25 feet or less. Trees, shrubs, ground covers, and/or grasses that are native to the Puget Sound region and that 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.

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

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 flowerbeds.

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 and site furniture are encouraged. Lighting for landscaped areas must comply with Chapter Six Lighting. Landscape materials should be in scale with the area.

### **c. 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.

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

- Integrating interior surface parking area landscaping with required bio-filtration swales
- Incorporating or protecting natural features, including wetlands, significant trees and vegetation, and slopes in excess of what is required under the Kitsap County critical areas ordinance.

- Preserving views in excess of what is required under other sections of these design standards.
- 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.

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

## **B. Retention of Significant Trees**

### **Objectives**

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

## **C. Approved Plant List**

### **Objectives:**

- To encourage the use of hardy, attractive, and easily maintained plant material
- To encourage at least two seasons of interest for trees and shrubs
- 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, so long as none of those are considered noxious plants in Kitsap County or Washington State.
- 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.

*Arbutus unedo*

*Calocedrus decurrens*

*Cupressus glabra*

Strawberry Tree

Incense Cedar

Smooth Arizona Cypress

Flowers and fruit

Horizontal branching habit

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

## 2. 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>Mahonia nervosa</i>	Low 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>Buddleia 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>Spirea 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 to 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

#### D. Minimize Stormwater Runoff

By diverting stormwater from impervious areas such as roofs and paths, and by reusing it whenever possible, urban runoff can be greatly reduced. This can be achieved by:

- Directing rain gutters to landscaped areas, drywells and infiltration basins where water can infiltrate into the ground.
- Placing landscaped areas directly below eaves allows roof runoff to percolate into the sub-soil. Plants should be sturdy enough and provide a subsurface matrix of roots to tolerate heavy sheet flow runoff and periodic saturation.
- Landscaped infiltration basins for storm-water retention should have flow directed toward them with curbs, berms, or similar structures, and slightly concave to retain surface water until it infiltrates.
- Manufactured sediment traps are available that intercept runoff from drainage areas, and slowly release it while trapping sediments.

## Chapter Five

### Signage

**Definition:** Signage is 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 the Kitsap County Zoning Ordinance Section 445. They shall be divided into three categories: informational signs; commercial and business signs and personal, political, and event signs.

#### 1. Informational Signs

Informational signs are those that serve to orient visitors and residents.

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

#### 2. Commercial and Business Signs

- a. Keep signs as simple as possible, relying on symbols to avoid needless clutter and complexity
- b. Use landscaping in conjunction with pole signs for safety as well as appearance.
- c. Where multiple businesses operate from a central location, group signage to avoid proliferation of signs.
- d. 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.
- e. Mount building –mounted signs perpendicular to or flat against the building, integrating the sign with the building design.
- f. 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.
- g. Do not use animated signs or signs illuminated by any intermittent, flashing, or scintillating light. This shall not apply to time and temperature displays.
- h. Audible signs are prohibited.
- i. Do not use permanent banners, flags, or pennants, with the exception of the American flag with a pole of 25 feet or less.

- j. Background colors (i.e., colors that are not part of lettering, graphics, or decoration) shall be consistent with the building.
- k. Signs including corporate logos and/or registered trademarks shall be confined to the interior of the buildings they serve.

**3. 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

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

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

## Chapter Six Lighting

**Definition:** The Lighting standard defines the 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.
4. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
5. Curtail and reverse any degradation of the nighttime visual environment and the night sky;
6. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
7. Conserve energy and resources to the greatest extent possible;

**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.

Only the right amount of light, in the right place, at the right time is needed. More light often means wasted light and energy.

Use the lowest wattage of lamp that is feasible. The maximum wattage for most commercial applications should be 250 watts of high intensity discharge lighting should be considered the maximum, but less is usually sufficient.

### A. Lighting

#### 1. Lighting Standards

- a. Direct lighting downward to the intended area to be illuminated. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover into residential areas.

- b. Up-lighting may be incorporated into the buildings landscaping provided that the bulb is not visible from adjoining properties.
- c. Limit freestanding light fixtures to 14 feet in height.
- d. Vehicular roadway and highway lighting shall be subject to the County requirements.
- e. Do not use mercury vapor light fixtures
- f. Do not use back-lit awnings.
- g. Make light from buildings an attractive component of streetscape lighting.

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## **Chapter Seven**

### **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 provide for 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 a 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 Kitsap County Public Works standards and are sufficient size to accommodate all of the trash generated. All receptacles shall be screened on at least three sides by 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. The fence shall be solid material, such as wood or masonry, and not a chain link fence or similar material.

#### **B. Utilities**

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

1. Eliminate overhead wired and poles where possible.
  - a. 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 for the burying of utility facilities, so as to eliminate overhead wires and/or poles.