



BROCHURE # 26

VIEW PROTECTION HEIGHT (MANCHESTER AND ILLAHEE)

OVERVIEW

Properties located within the Manchester Village and Illahee View Protection Overlay Zone have different maximum height requirements than other areas of Kitsap County.

Buildings within this area are limited to a maximum structure height of 28 feet above the midslope of the property's buildable area, measured to the structure's highest point.

FREQUENTLY ASKED QUESTIONS

Q. If my property is within the View Protection Overlay, how do I measure the maximum height?

A. The maximum height within the View Protection area is measured from the elevation at the midslope point on the property plus 28'. The highest point of the building may not exceed this elevation. Typically, the highest point on the structure is the top of the roofline or ridge.

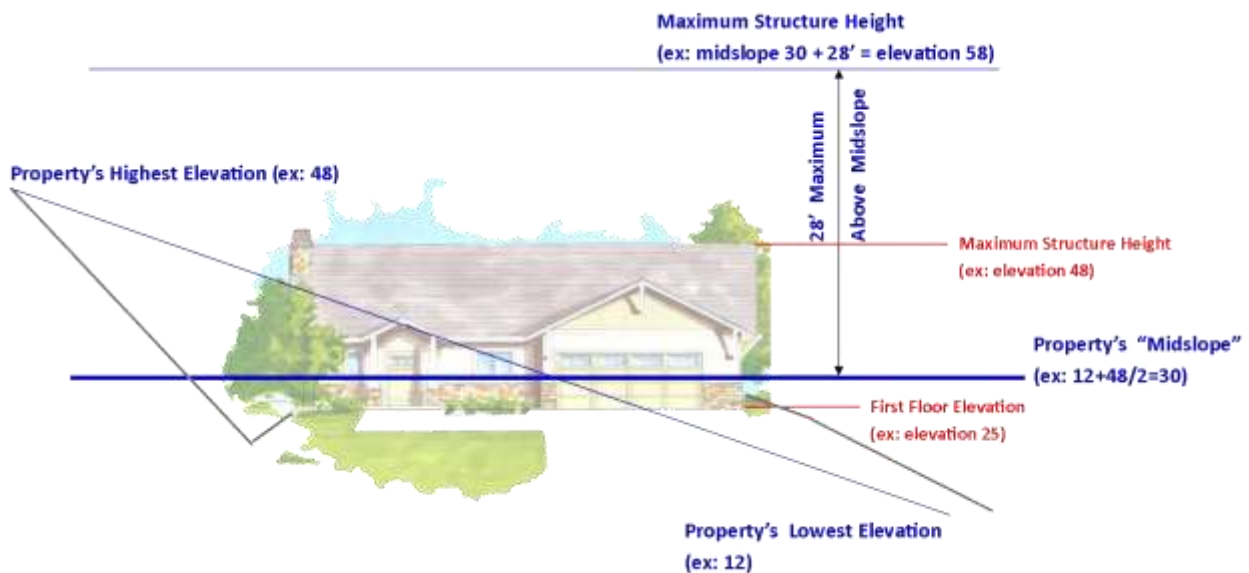
Q. What is the property's midslope?

A. The property's midslope is determined by taking the lowest elevation of the parcel and the highest elevation of the parcel, and averaging the two numbers. This is then the midslope point of the property.

Q. Are there any exceptions to this rule?

A. There are three circumstances where structures may be built as high as 35 feet provided it is properly documented and specifically approved by the Department of Community Development. These are:

1. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or the Puget Sound from the subject property or any adjacent property; or
2. The owners of all adjacent properties approve the building height prior to building permit issuance; or
3. It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.



Q. What property is within the View Protection Overlay?

A. Properties with the zoning designation of MVR, MVLR, or located in the Illahee Community may be subject to the height restriction. Generally, the View Protection Overlay Zone within the Manchester Village boundary extends from Puget Sound to and including those properties which abut the west side of Alaska Avenue. For Illahee, this area is generally located along the shoreline East of Sunset Avenue.

VIEW PROTECTION OVERLAY ZONE HEIGHT WORKSHEET:

Parcel Number: _____

If a project is to be located within the Manchester Village View Protection Overlay Zone, then the following information must be provided with your building permit application in order to verify the maximum allowable height of your project:

1. Property's lowest elevation _____
2. Property's highest elevation _____
3. Midslope elevation (Line 1 plus Line 2, then divided by 2) = _____
4. Add 28 feet+ 28
5. Maximum Allowable Structure Elevation (Line 3 plus Line 4) = _____
6. Finish floor elevation of first floor _____
7. Finish maximum roof elevation _____

8. Is Line 7 less than Line 5?
 - No, The project will not satisfy KCC 17.420.050(C) height requirements. (See possible exception on reverse)
 - Yes, Is Line 5 more than 5 feet above Line 7?
 - Yes, Height is OK
- No, (Line 7 is less than Line 5, but within 5') Height is OK, But, will need a registered surveyor to verify the final structure elevation.
 - If height is "OK" then sign and date this worksheet below, attach this worksheet to the site plan submitted with your building permit application; and,
 - **Be sure that the site plan shows all necessary elevations, as listed above.**

