

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Design Standards and Subdivision Review Process
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 3:28 pm. Design Review Board (DRB) members in attendance were Jane Rein, Carl Yurdin, Jim McNett, Joe Dunstan, and Jason Wilkensen. Peter Perry was absent. City staff in attendance were Christy Carr Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the August 6, 2018 minutes.

Rein/Dunstan: Motion passed 6-0.

Design Standards and Subdivision Review Process:

Christy Carr, Senior Planner (*Discussion Only*)

New/Old Business

Adjourn

The meeting adjourned at 5:01pm.

Approved by:


Alan Grainger, Chair


Carla Lundgren, Administrative Specialist



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Step 1: Conceptual Proposal Review Meeting

Attendees: DRB, PC, Applicant, Staff, Public (afternoon meeting during regular DRB meeting)

Purpose: The conceptual proposal review meeting is a means of screening subdivision proposals in their earliest stages of design before proponents are committed to a particular design. The conceptual proposal meeting is an opportunity to ensure the proponent understands the objectives of the review process, design guidelines, and comprehensive plan goals and policies. This early touch allows review bodies (DRB and PC) to dialogue in an informal manner with the applicant, review the design guidelines and comprehensive plan goals and policies applicable to the site, and explore design concepts and/or options. It is a public meeting, but will be noticed only as a regular meeting. It is also a means for staff to acquaint the prospective applicant with the procedural steps for subdivision review.

Submittal Requirements:

- Site analysis – The site analysis shall be a map used to determine the conservation areas, conservation areas of greatest importance, and development areas. The site analysis shall show: general topography, critical areas and their buffers/setbacks, viewsheds on and off site, individual trees 30" or greater in diameter, extent and location of priority natural area (e.g., forested land, agricultural land, wildlife corridors, etc.), existing infrastructure or other built features, existing easements, existing trails, unique site characteristics, historic resources.
- Context map – The context map should provide sufficient information to evaluate the neighborhood or community characteristics, including: aerial photo, adjacent recreation, conservation, or other protected land, streetscape photos to illustrate road frontage character/conditions, adjacent and nearby houses or structures, nearby historic or cultural features that contribute to the character of the area.

Step 2: Design Guidance Review Meeting

Attendees: DRB, PC, Applicant, Staff, Public (evening meeting during regular PC meeting)

Purpose: The DRB and PC will provide input and guidance on consistency with applicable design guidelines and comprehensive plan goals and policies, including how the project could be revised to achieve greater consistency. A project proponent should also make known the potential need and rationale for any departure from the subdivision design guidelines or design and construction standards. This meeting will also serve as the public participation meeting, and be noticed to property owners within 500 feet of the project site. Members of the public will have the opportunity to provide comment, although it is not a public hearing.

Submittal Requirements:

- Concept Plan – This plan is based on the site analysis and context map and shows location of natural area, community space, significant trees to be retained, homesites, vehicle and non-motorized access, location and size of stormwater and septic systems, and lot lines. The proponent is encouraged, but not required, to bring one or more development concepts or alternatives to indicate possible design options for the site. The materials required for the meeting are limited in detail to allow flexibility for the proponent to respond to input received at the meeting.

- **Project Narrative** – The project narrative will explain and/or illustrate how the proposal meets the subdivision design guidelines and applicable comprehensive plan goals and policies and an analysis of the features that define the developed context of the structures located in the vicinity of the project and the relationship of the proposed building/s to the existing developed context, including key architectural and structural elements.

Step 3: Submit Pre-Application Conference Application

Submittal Requirements: Per Administrative Manual

Step 4: Pre-Application Conference

Attendees: Staff, applicant

Purpose: The purpose of the preapplication conference is to assist the applicant by identifying the following:

- Requirements for submittal, including types of permits necessary to complete the proposal and whether SEPA review is required.
- Compliance with applicable city plans, goals, policies, codes or guidelines.
- Required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff to review the project.

Submittal Requirements: Per Administrative Manual

Step 5: Submit Preliminary Subdivision Application

Step 6: DRB Review/Recommendation Meeting

The purpose of the DRB review/recommendation meeting is to review a proposed project for compliance with applicable design guidelines, and to ensure that the project reflects any revisions recommended by the DRB at the design guidance review meeting. The DRB will also consider any requested departures from the design guidelines. Public comment will be accepted.

The DRB will forward written findings of facts and conclusions, their determination of the project's consistency with the design guidelines, the design guideline checklist, and their recommendation, including any conditions, to the staff planner. The DRB's written transmittal will be included in the staff report transmitted to the PC.

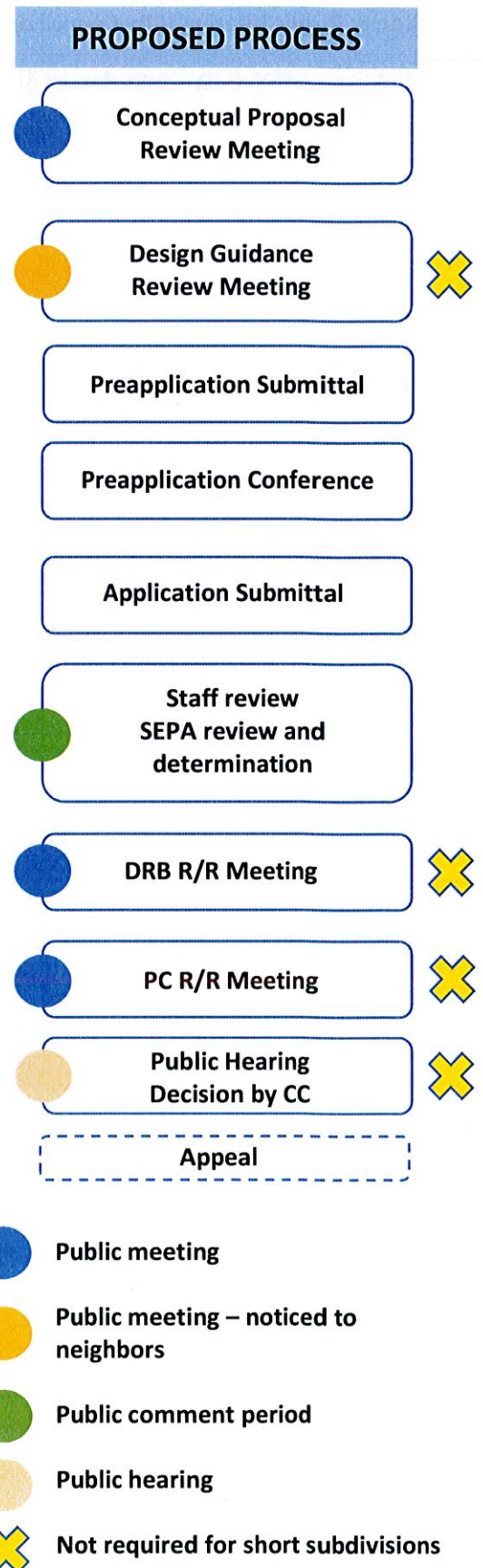
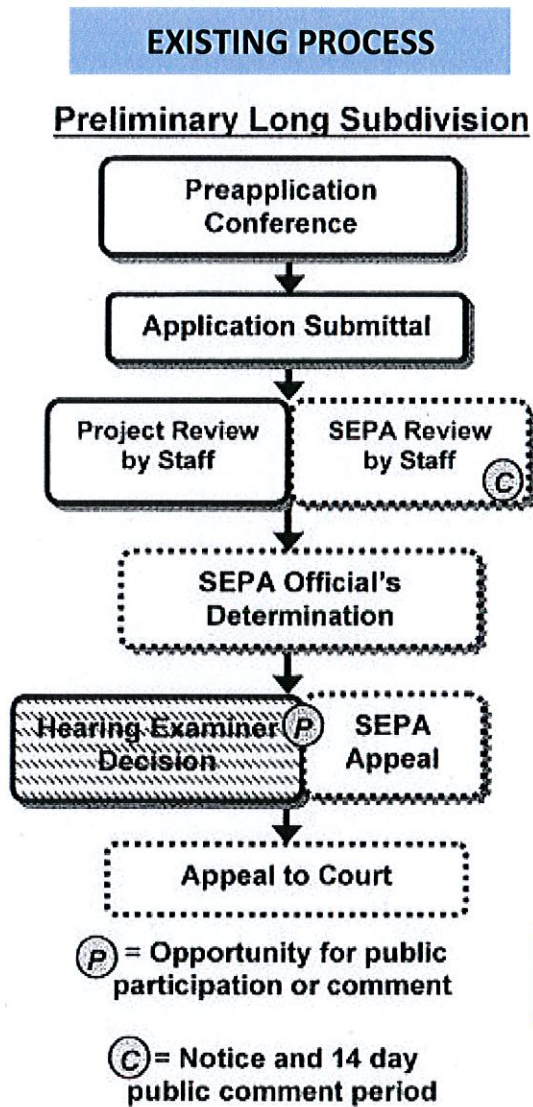
Step 7: PC Review/Recommendation Meeting

The purpose of the PC review/recommendation meeting is to review a proposed project for compliance with applicable design guidelines and comprehensive plan goals and policies, and to ensure that the project reflects any revisions recommended by the PC at the design guidance review meeting and/or the DRB at their review/recommendation meeting. Public comment will be accepted.

The PC will forward written findings of facts and conclusions, their determination of the project's consistency with the comprehensive plan, and their recommendation, including any conditions attached by the PC or DRB, to the staff planner. The PC's written transmittal will be included in the staff report transmitted to the decision maker.

Step 8: Public Hearing (City Council or HEX)

Step 9: Decision (City Council or HEX)



DESIGN GUIDELINES & DEVELOPMENT STANDARDS

June 7, 2018

Prepared by Davis Studio Architecture + Design and Wenzlau Architects

GENERAL DEVELOPMENT STANDARDS

The following standards shall apply to the creation of short and long subdivisions. These changes to the standards are recommended to implement Design Guidelines. The code update will include modifications to the Dimensional Standards Table 18.12.020 based upon the specifics of each zoning designation.

1. Natural Space is required
2. Community Space is required
3. Parking may be located outside of individual lots
4. Lots may be separated from public ROW or private access ways.
5. Use maximum Homesite Size, no minimum-maximum lot size unless set by Kitsap County Health
6. Use maximum Homesite Coverage, no maximum lot coverage
7. Zero lot line is allowed
7. Subdivision within MUTC is allowed

NATURAL SPACE STANDARDS

Consistent with the Critical Areas and preservation of island character, all site plans shall protect related sensitive areas and existing forest stands consistent with dimensional standards. Natural areas must be permanently protected with deed restrictions. Natural areas may be within proposed lots and shall be permanently designated for use by all community members with similar deed, covenants or easement. Natural areas are not required to be public, except for connector trails.

- 1) Natural Space requirement shall vary based upon zone.
- 2) Sites without Critical Areas, shall achieve minimum percentage natural areas through protection of forested areas.
- 3) Sites where Critical Areas and forested areas do not meet minimum natural area requirement, one or a combination of the following Natural Area Options is required:
 - a. Site Restoration
 - b. Creation or preservation of farmland
 - c. Creation or preservation of existing meadows or natural features
- 4) Natural Area Options (3 above) shall be limited to areas outside of Homesites.
- 5) Area associated with any Tree protection zone shall count towards minimum Natural Area requirement.
- 6) Natural Area minimum within the MUTC may be achieved by compliance with tree retention requirements.
- 7) Trail access, along with future off site trail access, which connects to adjacent neighborhoods or open spaces shall be permanently dedicated for public use.

COMMUNITY OPEN SPACES STANDARDS

General: To promote community interaction within neighborhoods, proposed site design shall include community spaces. Community spaces are intended to provide a centrally located area that can be developed and maintained so it is usable for active and passive recreation. Community spaces shall be permanently designated for use by all community members with deed, covenants or easement. Community spaces shall be outside of critical areas. Community spaces are not required to be public, except for connector trails. Community spaces shall be subject to the following requirements.

- 1) Community Open Space: requirement shall vary based upon zone.
 - a. Community space shall be located adjacent to homesites.
 - b. Community space may be located within individual lots, but must be outside of homesite area.
 - c. Community space shall not include portions of private yards. Site design shall consider a delineation between these uses with features such as a fence, pathway, hedges or other landscape elements.
 - d. Community space shall always have pathway access within it. Pathways shall link to each homesite, other community spaces and to access ways.
 - e. Community space may be within ARPA when used for passive recreation or other uses consistent with ARPA.
 - f. Allowable uses include community gardens, pea patches, commons buildings, small workshops, sheds or other uses to serve residents. Commons building may include 1 guest room.
 - g. Large Storage buildings are not allowed within community open space.
 - h. Properties within R 0.4 that are dividable to three lots or less in shall be exempt from providing community space.
- 2) Through Site Trail Access: shall be coordinated to connect with adjacent off-site trails or potential future connection points, and shall be permanently dedicated for public use.

HOMESITE, LOT AND RESIDENTIAL CLUSTER STANDARDS

General: Residential Clusters and Homesites shall be created to foster community connection and to protect the environment. In order to implement the creation of community space within residential communities, and to maximize the protection of natural areas, the area of construction disturbance for homes shall be contained within Homesites and Homesites shall be clustered.

- 1) Homesites: Homesites are an area within a Lot where the improvements typically associated with homes are located. Improvements include house footprint, driveway, patio, deck and other impervious surfaces.
 - a. Homesite shall be limited in size per zone (see Development Standards Table (DST))
 - b. Private gardens may be located within lot area, outside of homesites.
- 2) Residential Lots: Lots will include homesite, and also may include natural space and community space.
 - a. No private uses are allowed within portions of lot areas designated as natural space and community space.
 - b. Parking spaces may be located outside of lot area when in common parking areas.
 - c. Lots may be located separated from streets or access ways.
 - d. Lots may contain streets and access ways, within an access easement.

- 3) Lot Size: Lots shall have no minimum or maximum area or dimensional requirements. Homes served by septic shall comply with minimum lot size as set by Kitsap County Health Department. Septic may be located outside of the Homesite and the Lot with KCHD approval.
- 4) Residential Clusters: Homesites shall be clustered with a maximum homesite separation (per DST)
 - a. Buildings shall have a minimum separation (per DST). This may be modified by staff based upon merits of the design.
 - b. Properties that are dividable to three lots or less in shall be exempt from clustering requirement, though clustering is preferred.

DESIGN GUIDELINES

The following Guidelines shall be followed for the creation of all residential communities. The Guidelines include specific criteria to identify intent and set basis for compliance. The applicant will need to show familiarity with intent of Guidelines during Concept meeting and then compliance with Guidelines during Pre-App.

A) NATURAL ENVIRONMENT

1. Preserve Natural Areas

Intent: To preserve existing natural areas including forests and other significant natural features.

Guideline: Site design shall integrate preservation of forests, meadows, and natural features into the community design.

2. Farmlands

Intent: To preserve the rural character of fields and local food production

Guideline: Existing farmlands shall be recognized as natural areas.

3. Site Restoration

Intent: Restore ecological functions to disturbed areas.

Guideline: Sites where Natural Areas are less than minimum requirement may restore previously disturbed or non-native conditions with site restoration. Restoration Areas shall achieve predevelopment infiltration conditions with soil amendments and native planting.

Community spaces, where compacted during development, shall have soil amended to predevelopment conditions.

4. Recognize Special Trees

Intent: Protect trees which reinforce island history or character

Guideline: Special trees located outside of natural areas shall be protected. These may include trees of historic significance, unique species or character which may not otherwise be protected as significant or within protection zone.

5. Integrated Infiltration

Intent: Integrate infiltration (septic and stormwater)

Guideline: Emphasis shall be given to integration of surface infiltration strategies including dispersion systems, raingardens, pervious paving and natural ponds.

6. Wildlife Corridors

Intent: To preserve wildlife corridors

Guideline: Where wildlife corridors are mapped, Natural Areas shall be connected to adjacent off-site natural areas to allow for wildlife corridors.

B) SITE DESIGN

7. Community Space

Intent: Promote community interaction/connection with use of outdoor spaces

Guideline: Community space(s) shall be centrally located with adjacency to majority of the Homesites. Types of preferred spaces include central greens, pea patches, gardens, orchards, play fields etc. Community spaces may include buildings which serve residents including greenhouses, tool storage, social space or other shared indoor space.

8. Solar Access

Intent: Ensure daylight is allowed to Homesites for energy production and well-being.

Guideline: Homesites shall be oriented in relation to forested areas and open spaces to maximize solar access. Tree planting and building massing shall minimize shading to adjacent homes. Solar access shall be provided to a majority of the homes.

9. Cluster Homesites

Intent: To promote community interaction and reduce development impacts, Homesites shall be located into discrete groupings.

Guideline: Homesite shall be located with maximum separation from adjacent Homesite. The maximum separation will vary by zone.

10. Trail Connections

Intent: To provide safe walking routes within communities and to surrounding neighborhoods

Guideline: Projects shall provide a pedestrian connection through the site to adjacent established trails. Sites without adjacent trails shall provide public easement identifying potential future trail connections. Each project shall establish a network of walking paths which connect Homesites to Community and Natural Spaces and access ways.

11. Fence Design

Intent: To avoid solid fenced rear yards facing public ROW.

Guideline: For sites where yards face a public street (alleyways excluded) the fence height shall be of any construction and shall not exceed 3.5 feet in height. Where the fence which exceeds 3.5 feet, it shall be set back a minimum of 15' and planted with full screen buffer on the street side of the fence. Fences between homesite and community space shall not exceed 3'-6".

Fences between homesites can be a maximum of 5' for the length of the building only and 3'-6" elsewhere. Front yard fences shall be no more than 3'-6" tall.

12. Facing Public Ways

Intent: To reinforce neighborliness of homes facing the street

Guideline: Homes along public streets shall have their entry oriented to the street. Porches and outdoor spaces are encouraged. Homes on corner lots may face side yard to street.

13. Minimizing Driveways

Intent: Minimize driveway paving, garages shall be located close to access way.

Guideline: When garages are located within a Homesite, the garage should be located adjacent to the access way. Garages facing street shall be limited to two cars. If garages are located to side or rear of the home, they should use shared driveways.

14. Recognize Historic and Cultural Resources

Intent: Sites should identify and preserve historic and cultural resources

Guideline: Site plans with features (buildings, natural features or as identified by local experts) shall preserve or recognize resources with appropriate signage.

C) REDUCE SITE IMPACTS

15. Narrow Roadways

Intent: Reduce impervious surfaces by using minimum road length and width

Guideline: Site design shall utilize 12' paved road surface with pull outs unless a wider standard is required. Clustered parking is encouraged.

16. Clustered Parking

Intent: Reduce impervious surfaces by eliminating roadways serving individual Homesites.

Guideline: Parking may be located outside of Homesite along access way, in shared parking areas or shared garages. Covered parking, if provided, is limited to 5 spaces per building and shall be separated from adjacent covered parking with landscape islands. Garages, where remote from Homesite, shall be deed restricted to serve related homesite.

17. Limit Area of Disturbance

Intent: to reduce disturbance of natural areas

Guideline: Areas of construction activity shall be limited to Homesites and approved improvements within Community Spaces. During construction perimeter of all homesites and other development areas shall be fenced with 6' tall construction fencing. Activity within natural areas shall be consistent with ARPA and tree protection.

18. Natural Storm Ponds

Intent: Stormwater ponds shall appear as natural feature.

Guideline: Stormwater ponds shall be designed as "constructed wetlands" with shallow slopes and native vegetation to appear as natural feature. Fencing if used shall be visually open (split rail) and less than 3'6" tall. Constructed wetlands may be considered as Natural Space when located within existing clearing. Conventional storm water ponds are prohibited within Natural and Community Spaces.

19. Innovative Septic

Intent: Site designs shall consider opportunity for innovative approaches to reduce septic impacts on natural environment.

Guideline: Septic systems may be located within Homesites, Community Spaces or Natural Spaces. Septic systems, when not within Homesite, shall be designed and located to minimize impacts to natural environment. Community septic systems are encouraged, if permitted.

D) HOMESITES

20. Homesite Footprint

Intent: To integrate building footprint, useable outdoor spaces, and vehicle parking within limited Homesite area.

Guideline: Applicant shall identify how building footprint and outdoor spaces can be efficiently configured within homesite, and how homesite accommodates a range of home designs and sizes.

21. Varied Home Design

Intent: to provide a range of house designs to add visual interest

Guideline: The home designs shall be varied in floor plan, elevations and massing to achieve a minimum of 1 plan for each 3 homes. Homes shall be dispersed within the neighborhood. Home types are encouraged to have shared details to provide continuity within the overall design.

22. Housing Diversity

Intent: to provide a range of household sizes and affordability

Guideline: The house sizes shall be varied to provide a range of sizes. At least 20% of the homes must be 25% smaller than average home size and 20% may be 25% larger than average home size.

23. Useable Sideyards

Intent: To ensure useable spaces between buildings

Guideline: The average distance between homes shall be not less than 10' to ensure the spaces are usable and allow for solar access, except in zero lot line homes.

24. Sustainability

Intent: to ensure site planning supports strategies for sustainability

Guideline: All homes and community buildings should be designed to reduce their environmental footprint, reducing consumption of limited resources and be built to high levels of sustainability standards, supported by City-wide green building code.

Chapter 17.12

SUBDIVISION DESIGN STANDARDS

Sections:

- 17.12.010 Applicability.
- 17.12.020 General requirements for single-family subdivisions.
- 17.12.030 Residential subdivision design guidelines.
- 17.12.040 General residential subdivision standards.
- 17.12.050 Specific residential subdivision standards.
- 17.12.060 Nonresidential subdivisions.
- 17.12.070 Special requirements for critical and shoreline areas and designated resource lands.

17.12.010 Applicability.

This section sets forth standards for (A) short subdivisions, (B) long subdivisions, (C) large lot subdivisions, (D) multifamily subdivisions, and (E) nonresidential subdivisions. Procedures for boundary line adjustments are set forth in BIMC Title 2.

17.12.020 General requirements for residential subdivisions.

A. Requirement. All subdivisions shall be designed in accordance with the standards and design guidelines of this chapter. If, due to site or design constraints, no homesite with supporting infrastructure can be located on a subject property, no division of land is permitted.

B. Pre-Existing Lots. Lots that have previously received final approval from the city, or that have previously received final approval from Kitsap County prior to inclusion within the city boundaries, and that do not comply with the development standards and design guidelines of this section shall be considered existing nonconforming lots, but any future resubdivision of any such lots shall comply with current requirements.

C. Large Lot Subdivisions. As authorized by RCW 58.17.040(2) or its successors, the city regulates the division of land into large lots. Large lot subdivisions shall comply with the requirements of BIMC 17.12.040 (General residential subdivision standards), the requirements of BIMC 17.12.060 (Special requirements for critical and shoreline areas and designated resource lands), if applicable, and the requirements of BIMC Title 18 for the zone district in which the property is located. (Ord. 2017-02 § 17, 2017: Ord. 2011-02 § 2 (Exh. A), 2011)

17.12.030 Residential subdivision design guidelines.

The purpose of these design guidelines is to define the qualities of subdivisions that meet the guiding principals, goals, and policies of the city's Comprehensive Plan and to serve as a tool for guiding individual projects to meet those expectations through the city's land use review procedures. The design guidelines offer a forum for the public to participate in discussions about new subdivisions in their neighborhood, and as a means of allowing flexibility in the application of development standards and zoning requirements. An applicant may be granted a departure from the development standards and zoning requirements by demonstrating that an alternative design better meets the intent of the design guidelines.

All residential subdivisions, except large lot subdivisions, shall comply with the residential subdivision design guidelines, and shall also comply with the standards of BIMC 17.12.040 (General residential subdivision standards) and with the standards of BIMC 17.12.060 (Special requirements for critical and shoreline areas and designated resource lands) as applicable.

In a manner appropriate to the subject property's zoning classification, adjoining properties, and site-specific characteristics, Natural Area(s) and Community Space(s) shall be integral parts of the subdivision design, and assets to be cared for and enjoyed by residents.

A. Natural Areas

1. Preserve Existing Natural Areas

Intent: To protect a significant part of the property that is forested and/or contains other sensitive natural resources.

Guideline: Areas such as trees, forests, vegetated slopes, meadows, streams and wetlands shall be features of the subdivision design. **Table XX** prioritizes the list of natural area types and includes existing wildlife corridors, land currently used for pasture or crop production, and stormwater ponds that function as a natural feature or constructed wetland. Construction activities shall not impact Natural Areas and protected trees.

2. Recognize and Protect Significant Trees

Intent: Protect trees that are considered ecologically or aesthetically significant and embody pieces of the Island's history and distinctive identity.

Guideline: If located outside of a Natural Area, significant trees should still be protected when homesites are planned. Historical significance, rarity or scarcity, ecological function and aesthetic appeal are qualities worthy of preservation. **[Wait on recommendations on landmark tree ordinance; revisions to 16.18; new definition of significant tree]. Staff note: will likely also be addressed in "landscaping, screening, and tree retention" section relocated (applicable parts) sections of BIMC 18.15.010. Will also need definition of "significant" tree.**

B. Site Design

3. Provide Community Spaces

Intent: Promote community interactions.

Guideline: Community space(s) should be located adjacent to as many homesites as is feasible. Spaces and facilities may include but are not limited to: a central green, play structures, pea patches, a flower garden, an orchard, a greenhouse, a covered or enclosed social space. Natural areas will be given priority over covered or enclosed community spaces.

4. Design Homesites To Promote Community Interaction

Intent: To promote interactions within the community and to reduce infrastructure costs and the impacts of development, homesites should be located in clusters, with safe walking routes within the community and to adjacent neighborhoods.

Guideline: The separation of any homesite from another adjacent to it will vary with the zoning classification and the lay of the land. Projects with more than ten homes may create separate homesite clusters, each with its own Community Space. Projects shall provide pedestrian connections on pervious paths through the site and to adjacent trails if they exist. Sites without adjacent trails should, if feasible, provide public easement(s) to identified potential trail connections. Walking paths should connect homesites with the Community Space and Natural Area.

5. Promote Context Sensitive Design

Intent: To encourage site, landscaping, architectural, or engineering design that is compatible with a development's setting, the contours of the land and natural systems on-site and immediately off-site, and compatible with the character, location and configuration of improvements and uses on adjacent properties.

Guideline: Homes along public streets shall have their entry oriented to the street, with porches and outdoor spaces encouraged. Homes on corner lots may face a side yard to the street. Any garage or covered parking shall be adjacent to the access way. If facing the street, garages shall be limited to two cars; if located toward the rear of the home, they should use a shared driveway.

6. Use an Efficient Homesite Footprint

Intent: Integrate the footprint of impermeable surfaces, useable outdoor spaces, and any access and parking areas within a limited homesite area.

Guideline: Site layout shall include efficiently configured building footprints and outdoor spaces.

7. Provide Variation in Housing Design and Diversity

Intent: Add visual interest and individuality with a range of house designs and sizes.

Guideline: House designs shall be varied in floor plan, elevations and massing. House types may feature shared details to provide continuity and harmony.

8. Provide Useable Sideyards

Intent: Ensure that spaces between houses are useable.

Guideline: The distance between houses shall be at least 10 feet, to provide for various uses and allow for light and privacy, except in zero lot line circumstances.

9. Recognize Historical and Cultural Resources

Intent and Guideline: Identify and preserve any culturally significant artifacts associated with the site of development or redevelopment; consult with the Historic Preservation Commission before modifying or demolishing a historically significant structure.

C. Reduce Development Impacts

10. Promote Sustainability and Solar Access

Intent: Ensure that site planning and building design support strategies for sustainability and provide access to some direct daylight for each homesite for wellbeing and energy production.

Guideline: All homes and community buildings should be designed to minimize their environmental footprint, in accordance with the requirements of locally adopted codes. Orient homesites in relation to open space and forest canopy to maximize solar access for all homes if possible. Massing of buildings, tree retention and plantings should minimize the effects of shade on adjacent homes.

11. Reduce Impervious Surfaces.

Intent: Reduce impervious surfaces by limiting the width and length of roads within the subdivision and by eliminating roads serving individual homesites where feasible.

Guideline: Site design shall use a minimum paved road surface. Parking may be located outside of homesites along an access way, in shared parking areas, or garages.

~~12. Restore Disturbed Areas of the Site~~ Suggest deleting. BMP T5.13 required for subdivisions - Post-Construction Soil Quality and Depth (soil amendment required)

~~Intent: Restore areas disturbed and impacted by construction.~~

~~Guidelines: Restore disturbed areas affected by construction activities.~~

13. Incorporate Efficient Stormwater and Septic System Design

Intent: Integrate stormwater into site layout and design, avoiding isolated facilities where possible, and seek out the most appropriate technology for reducing stormwater and septic system impacts on the natural environment. Design for on-site infiltration of septic system outflow and stormwater.

Guideline: Limit impervious surfaces, design an efficient septic system, and disperse rainfall with such strategies as raingardens, pervious paving, natural vegetation and natural ponds. Encourage shared or community septic systems, if available. Where stormwater retention ponds are necessary, they shall function as a natural feature or a constructed wetland, with gentle slopes and native vegetation. Fencing around stormwater ponds, if used, shall be visually open (split rail, for instance) and less than 3' 6" in height unless otherwise required for public health and safety.

14. Encourage Water Conservation through Use of Native and Drought Tolerant Vegetation

Intent: Reduce water consumption.

Guideline: Whether installed by the developer or homeowner, installed vegetation should be native and drought tolerant species requiring minimal irrigation after establishment.