



BROCHURE # 26

VIEW PROTECTION HEIGHT

MANCHESTER & ILLAHEE

RESIDENTIAL VIEW PROTECTION & COUNTY CODE

One of the unique features in Manchester and Illahee is the expansive views of Mt Rainier, the Cascades, Puget Sound and the Seattle skyline. These views can be impacted by construction and the growth of vegetation. The 2007 [Manchester Community Plan](#) and 2008 [Illahee Community Plan](#) regulated restrictions for properties within the View Protection Overlay Zones (VPOZ). However, in 2016 the enforcement of vegetative height standards was eliminated and codified as noted below in 'Vegetative Height.'

IS YOUR PROJECT WITHIN THE VPOZ?

Height regulations only apply to the residentially zoned properties located within the VPOZ. Within the **Manchester Village Boundary**, the VPOZ includes all properties between the US Naval Fuel Depot to the north, the westerly properties abutting Alaska Avenue to the west, Mile Hill Drive to the south and Puget Sound to the east. Watch this [short video](#) to assist you in determining if your parcel is within the VPOZ, or call DCD (360) 337-5777.

Within the **Illahee Community boundary**, the VPOZ includes all east sloped properties north of Sylvan Way. The following regulations will only apply to the properties located within the VPOZ. Watch this [short video](#) to assist you in determining if your parcel is within the VPOZ, or call DCD (360) 337-5777.

BUILDING HEIGHT RESTRICTIONS

Properties that are inside the VPOZ have a maximum height regulation of 28 feet above sea level. Additionally, all new construction within the Illahee VPOZ shall be restricted to a maximum of two (2) stories. A day-light basement shall be allowed pending all other restrictions within code are met. This restriction would apply to new construction as well as additions and remodels to existing structures.

EXCEPTIONS

Properties within the VPOZ may build as high as 35 feet under the following circumstances:

- 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
- The owners of all adjacent properties approve the building height prior to building permit issuance; or
- It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.

HOW IS HEIGHT MEASURED?

Height is measured from the average elevation of the property's buildable area to the structure's highest point above sea level. Buildable area is considered all portions of the property except wetlands and geologically hazardous areas. The following page shows a diagram to assist in identifying heights of a project.

VEGETATION HEIGHT

For Manchester KCC 17.420.060.A.14 reads in part *Kitsap County will not enforce vegetation height standards*. For Illahee KCC 17.420.060.A.50 reads *Kitsap County will not enforce vegetation height standards*.

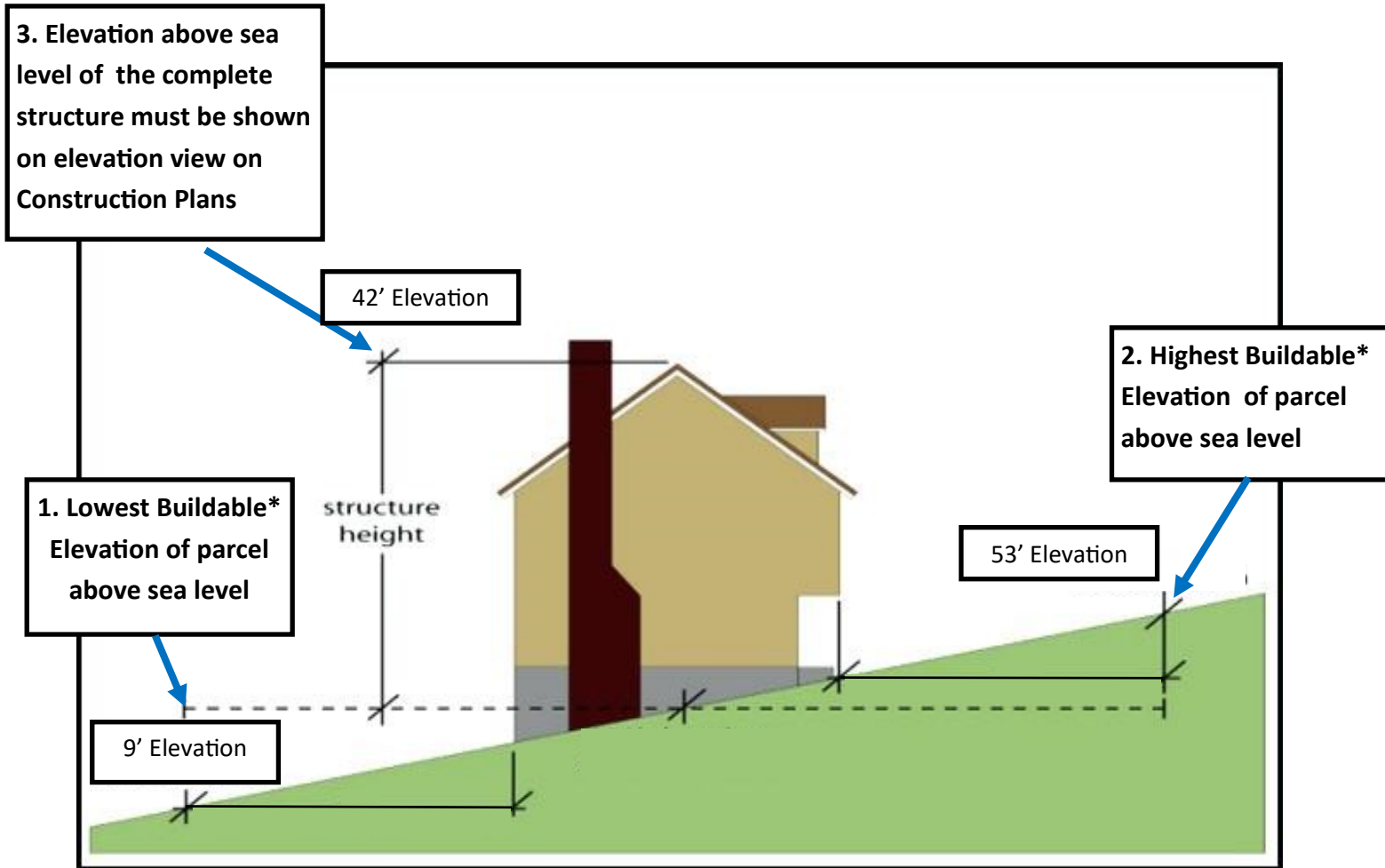
DISPUTE RESOLUTION

For neighbor-to-neighbor disputes DCD encourages mediation through the Dispute Resolution Center of Kitsap County (<https://www.kitsapdrc.org/>).

Example

How to calculate the average elevation (above sea level)

Below is a guide on how to calculate your properties elevation, once you have below figures, please visit the [View Protection Overlay Worksheet](#) which will be a required submittal item.



*Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas.

Required Submittal Items:

You will need to upload the following items along with your permit applicant:

- [The View Protection Overlay Worksheet](#)
- **Site Plan with Parcel Elevations**—To find parcel elevations, visit [Kitsap County Parcel Search](#), once you pull up your parcel, click the “Critical Areas” theme and at the very bottom check the Contour Box
- **Construction Plans with Building and Parcel Elevations** — See [Construction Plan Items](#)