

# **16B.**

## **GUIDING PRINCIPLES**

### SECTIONS.

#### **16B.10      PURPOSE AND INTENT**

- 16B.10.010    Purpose.
- 16B.10.020    Intent.

#### **16B.20      CONTEXT SENSITIVITY**

- 16B.20.010    Maintain desirable scenic and built qualities.
- 16B.20.020    Complement historic village character and neighborhood style.
- 16B.20.030    Retain Langley’s greenscape.
- 16B.20.040    Honor land character.

#### **16B.30      CONNECTIVITY**

- 16B.30.010    Promote connections between neighbors.
- 16B.30.020    Encourage connectivity between neighborhoods.
- 16B.30.030    Ensure connections between natural areas.

#### **16B.40      DIVERSITY**

- 16B.40.010    Promote a diverse population.
- 16B.40.020    Encourage diverse land uses.
- 16B.40.030    Offer a diverse housing stock.

#### **16B.50      SUSTAINABILITY**

- 16B.50.010    Promote sustainable energy use.
- 16B.50.020    Lighten the load on the global environment.
- 16B.50.030    Let the natural environment serve its historic function.

## **16B.10 PURPOSE AND INTENT.**

### **16B.10.010 Purpose of the Whole Langley Code.**

The purpose of the Whole Langley Code is to provide a regulatory framework to implement the City's Comprehensive Plan, and by reference, the requirements of the Washington State Growth Management Act (GMA).

### **16B.10.020 Intent of the Whole Langley Code.**

The intent of this code is to manage change within the community in a manner that secures the continuing vitality of our existing neighborhoods and the emergence of great new neighborhoods, the promotion of socially just opportunities for living, working and recreating inside our community, the enhancement of common cultural and natural wealth in combination with private stewardship, and the assurance that Langley will do more than its fair share to act responsibly as one village among many. Key to fulfilling this intent is a code designed to implement the four major goals associated with land use that are articulated within the City of Langley Comprehensive Plan: context-sensitivity, connectivity, diversity and sustainability.

### **16B.10.030 Purpose of Guiding Principles.**

The purpose of these guiding principles is to act as a bridge between the goals and policies of the City's Comprehensive Plan and the regulations of this title. This section by itself is not intended to act as regulation.

## **16B.20 CONTEXT-SENSITIVITY – Design to respect the land and surroundings.**

Context-sensitive development respects existing site, neighborhood and larger community character. Achieving this goal is accomplished through regulations that preserve substantial native vegetation in key areas, complement the surrounding neighborhood and natural environment, and protect historic character of both built and non-built features. Place-appropriate design that does not result in homogeneity is the hallmark of this goal.

### **16B.20.010 Maintain desirable scenic and built qualities.**

Ensure that new development preserves and enhances the qualities that make Langley a desirable place to live and visit, including the rural waterfront village atmosphere, scenic natural setting, center of cultural activity and the rural, early northwest character of the downtown.

### **16B.20.020 Complement historic village character and neighborhood style.**

Design new development that is compatible with the massing, style and location character of existing buildings and which reinforces the design character of existing neighborhoods.

### **16B.20.030 Retain Langley's greenscape.**

Preserve as much natural vegetation (larger trees and groundcover) as possible on building sites and along streams, roads, and in parking lots. Where natural vegetation will be disturbed, commensurate landscaping and tree planting using native species should be provided.

### **16B.20.040 Honor land character.**

Identify, protect, preserve, and restore critical areas and conserve natural resource lands to balance village development and sensitive features of the natural environment. Allocate land uses to recognize the land's environmental capability and suitability.

## **16B.30 CONNECTIVITY –** **Design to link spaces and people.**

Connections between neighbors, buildings, neighborhoods, and natural systems help sustain Langley’s desirable quality of life. Planning for housing orientation, road and pedestrian facility design, ample spaces for friendly encounters and open space linkages is essential for ensuring that opportunities abound to connect with special places.

### **16B.30.010 Promote connections between neighbors.**

Encourage housing with a pedestrian orientation consistent with promoting a sense of community and safety.

### **16B.30.020 Encourage connectivity between neighborhoods.**

Provide a safe system of pedestrian facilities tying together neighborhoods and the downtown, waterfront, and Middle School site/ Island County Fairgrounds/Whidbey Island Center for the Arts area and connecting to the county trail system.

### **16B.30.030 Ensure connections between natural areas.**

Preserve significant forest, agriculture, and open space areas with the goal of establishing an integrated open space system within and around Langley, including such elements as a greenbelt, tree horizons, forested buffers, wildlife corridors, parks, overlooks, and trails.

## **16B.40 DIVERSITY –** **Design for social inclusion.**

A diverse population is a pre-requisite to a healthy community. Planning to encourage a mix of housing and other land uses in all Langley neighborhoods will move the city toward a built environment that can feel like home to a wide variety of residents. This outcome must ultimately be balanced with the goal of context-sensitivity to ensure that diverse housing types and land uses compliment the neighborhood in which they are placed.

### **16B.40.010 Promote a diverse population.**

Foster a multi-generational, and economically and culturally diverse community.

### **16B.40.020 Encourage diverse land uses.**

Promote a broader mix of residential and non-residential land uses and in close proximity where there is not substantial conflict.

### **16B.40.030 Offer a diverse housing stock.**

Provide a mix of housing in Langley and facilitate residential development in the form of single-family homes, duplexes, condominiums, apartments, townhouses, and other innovative forms of housing.

## **16B.50 SUSTAINABILITY –** **Design for a light imprint.**

Sustainability can take many forms and must be an essential component of project design within Langley. Design techniques related to energy efficient buildings and low impact development tools, the orientation of buildings for solar access, the provision of transportation alternatives, and the protection of functions and attributes of the natural environment will all help to lighten the community's global footprint.

**16B.50.010 Promote sustainable energy use.**

Foster the timely transition for the whole community away from dependence on fossil fuels and towards the efficient use of renewable energy.

**16B.50.020 Lighten the load on the global environment.**

Projects must incorporate strategies to reduce Langley's ecological footprint, both per capita and overall.

**16B.50.030 Let the natural environment serve its historic function.**

Project design must maximize protection of the attributes, functions, and amenities of the natural environment, manage clearing and grading activities to limit the impacts of sediment-laden runoff, and maintain natural drainage patterns and water table levels.