

THE PROPOSED COMMUNITY DESIGN ZONES

(FROM THE WHOLE LANGLEY CODE SECTION 16C.20.020)

Village Center Design (VCD). The Village Center Community Design Zone encloses the pedestrian-oriented, predominantly commercial neighborhood design within downtown Langley. The design features commercial uses with a mix of housing not at street level. Buildings are located next to the sidewalk and parking areas are hidden behind buildings. Park and open space types are typically centralized village squares, usable by the entire village center, and areas of valuable open space such as critical areas are incorporated into the design. The dominant street pattern is grid or modified grid streets with alleys and every street includes sidewalks. Alternative pedestrian routes, such as pedestrian alleys that run perpendicular to streets and break up long blocks, are also incorporated into the design.

Dispersed Business Design (DBD). This Dispersed Business Community Design Zone is limited to the smaller concentrations of commercially-oriented uses outside of the Village Center Community Design Zone, typified by the east side of Camano/Sixth corridor from Sandy Point to Cascade, DeBruyn Avenue and the western end of Third Street. With the exception of the large building that once housed Langley Lumber, most structures maintain a residential scale with associated off-street parking.

Traditional Village Design (TVD). The Traditional Village Community Design Zone is typified by the neighborhoods in and adjacent to the 1890 Plat of Langley. The design features a detached, semi-detached and cottage housing with some mixed low-impact commercial uses such as residential-zoned offices, bed and breakfasts and home occupations. Park and open space types include small, formal parks and some high value open space such as critical areas and waterfront. Street patterns exhibit multiple internal and external connections with alleys. Provisions for pedestrians are made by multiple ingress and egress points to the neighborhood including on- and off-street routes.

Traditional Village - Mixed Residential Design (TVD-MR). The Traditional Village-Mixed Residential Community Design Zone features characteristics similar to the Traditional Village Design Zone, but is largely composed attached and semi-detached units rather than detached housing. There are no public parks or open spaces within the design zone, but there are considerable areas of private yards and private open space associated with the multifamily housing projects in the area, such as the Creekside Terrace Condominiums, Brookhaven, and the Saratoga Terrace Apartments. Street patterns are primarily composed of through public streets and a variety of private lanes are connected with these through streets and other main roads.

Modern Subdivision Design (MSD). The Modern Subdivision Community Design Zone is characterized by neighborhoods with roots from the 1950s forward which evoke the design ethic associated with the post-World War II housing boom and modern design movement. Neighborhoods such as Northview, the Cedars and Noble Cliff exhibit high degrees of design uniformity within each respective subdivision and are populated exclusively with larger, detached homes. Some private tracts and an occasional public space have been set aside as part of the subdivision process and the larger average home size tends to support a number of home-based businesses. Public ingress and egress is typically concentrated at one street connection and internal streets are either looped or a cul-de-sac.

Sensitive Environment Design (SED). The Sensitive Environment Community Design Zone captures those predominantly residential neighborhoods with a discernable built character where the presence of known and significant environmentally sensitive features has shaped the existing pattern of development while limiting future opportunities for infill. Typically, these neighborhoods feature lower density housing that is almost exclusively detached single family. Ample natural vegetation remains, either within the private open space on individual parcels or within critical areas and buffers. This zone has been

divided into two sub-districts based on the degree of environmental sensitivity within distinct drainage catchment areas.

Rural Village Design (RVD). The Rural Village Community Design Zone encourages preservation of open space lands and the rural character of Langley within future neighborhoods slated for a moderate amount of growth. The design zone features primarily mixed residential uses with some low-impact commercial uses such as residential-zoned offices and home occupations. Park and open space types are typically of the open space variety and are incorporated within the design of the neighborhood through the mandatory clustering of housing to preserve significant undisturbed tracts of land. The dominant street pattern emphasizes connectivity and has alleys, although looped roads and cul-de-sacs are allowed if necessary to preserve critical or natural areas. Provisions for pedestrians are made by including multiple ingress and egress points on streets and trails through preserved natural areas within the development.

Conservation Design (CD). The Conservation Community Design Zone encourages the preservation of natural areas and habitats, open space, critical areas, and scenic corridors with modest accommodation for diverse housing clusters that have been designed to connect across parcel boundaries. This design features primarily residential uses, although low impact commercial uses such as residential-zoned offices and home occupations may be included, and all uses must be clustered away from key conservation features. The street pattern is flexible and designed to preserve the largest conservation area possible. Provisions for pedestrians are made by multiple ingress and egress points to the neighborhood, including on trails created through the preserved conservation areas.

Public/Institutional (PI). The Public/Institutional Community Design Zone encloses those uses and locations that serve a public or institutional purpose within the community. These specialized sites, including municipal buildings and utility infrastructure, the Island County Fairgrounds, the Langley Middle School, the fire station, and transit facilities are highly diverse in character and scale, degree of open space and availability for community use.