

# ISLAND COUNTY DESIGN GUIDELINES

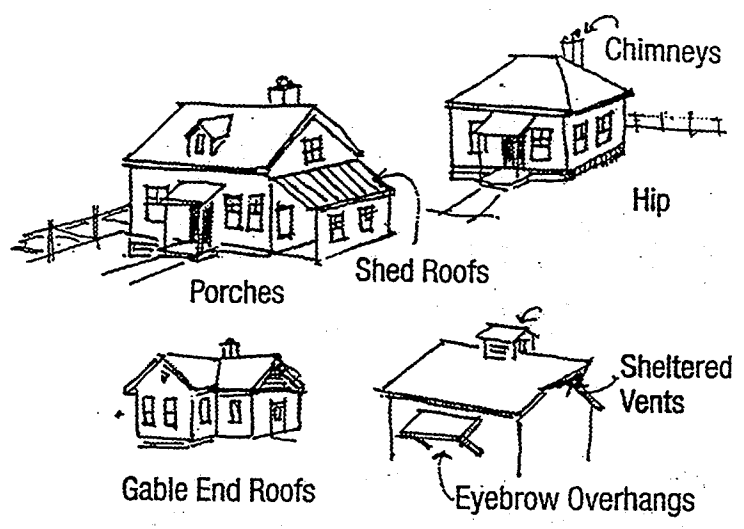
**Appendix C. Illustrative Design Guidelines** (These guidelines are intended to ensure that a proposal is visually Compatible with adjacent uses. That can be achieved by building design, landscaping or both in combination.)

**1. Non-Residential Building design in the R and RR Zone.**

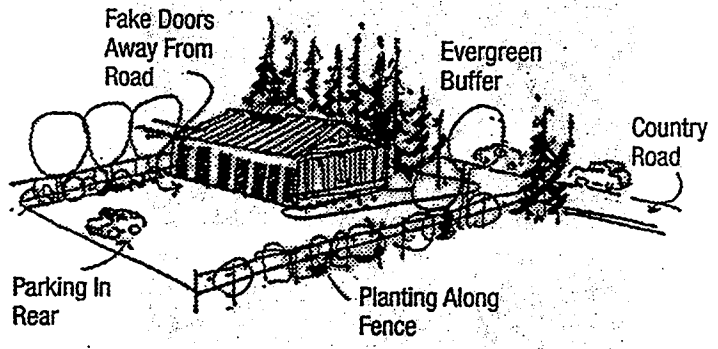
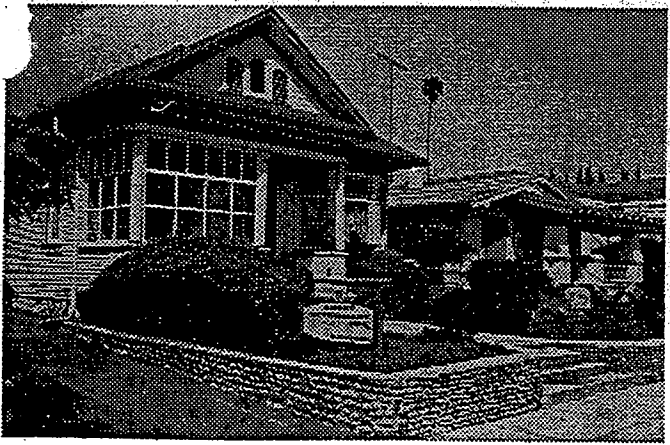
- a) Buildings should be designed to appear similar in height, size, placement, style, materials, colors and design to residential or agricultural structures.
- b) Bright or brilliant colors should not be used.



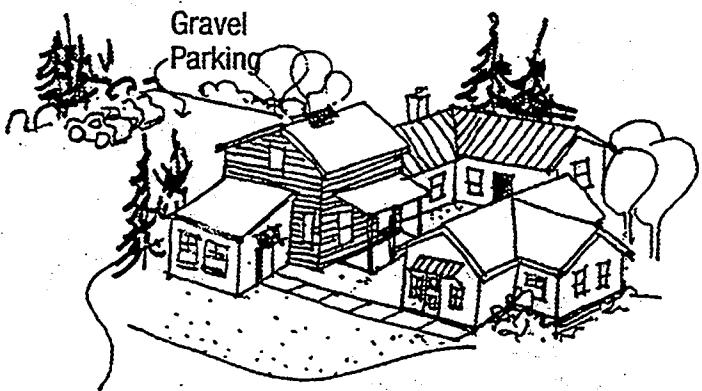
- d) Roofs should be of hip, shed or gable design.



- e) Large doors and blank walls visible from adjacent County roads or State Highways should be avoided. Windows, wall modulation, materials of varying texture and landscaping should be used to break up blank walls.

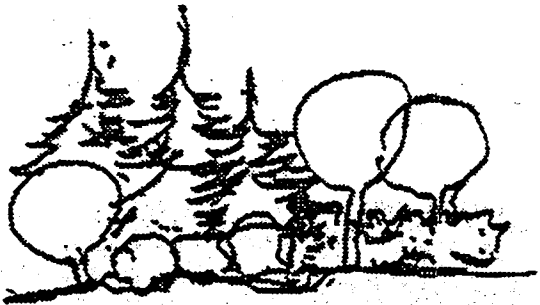


- f) Structures of varying heights clustered together are preferred to one large structure.

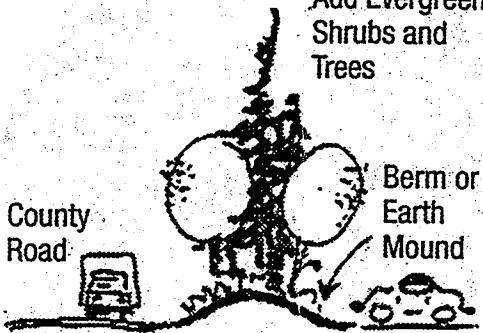


**3. Landscape and screening in the R and RR zone**

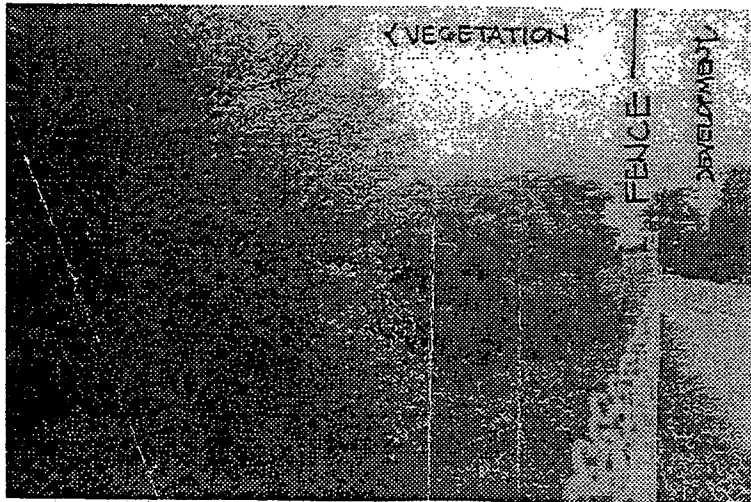
- a) Native vegetation should be retained to the extent possible and also used to supplement existing vegetation.
- b) Berms are encouraged if needed to screen non-residential structures and parking lots from County roads and State Highways.



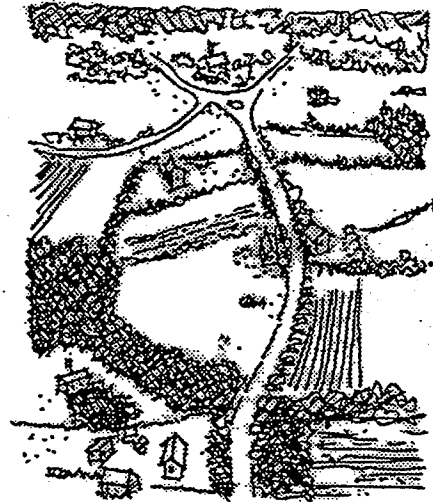
Add Evergreen Shrubs and Trees



Existing native vegetation and landscaping should screen security fencing visible from County roads and State highways

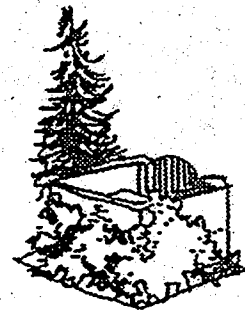


Screening: When no specific screening requirements are established, any project must be screened with landscaping, landforms, natural features, undisturbed open space areas and or fences to ensure that the proposed activity, structures and use are compatible with the character of surrounding permitted uses.

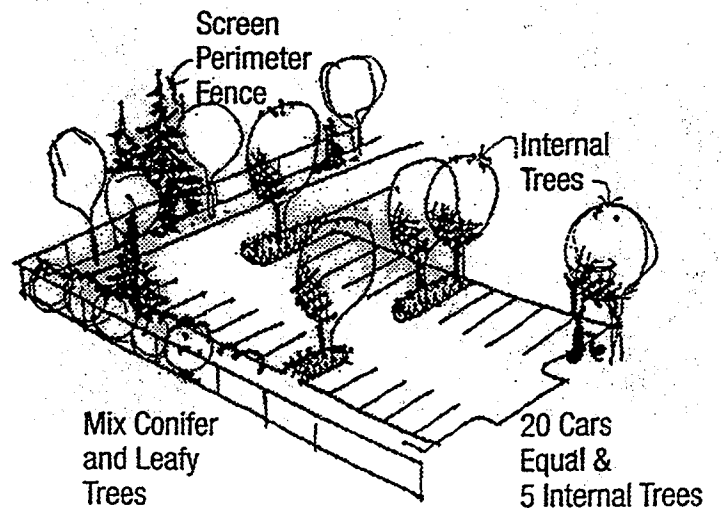


**4. Landscape and screening in the RC, RV, and RS zones**

- a) Open Storage, trash or recycling areas shall be screened by fencing and/or landscaping.
- b) Parking Lots of ten vehicles or more shall contain



internal planting islands with landscaping and street trees at a rate of one tree per four parking spaces.



## GENERAL PLANTING NOTES

1. All work shall be performed by persons familiar with this kind of work and under the supervision of a qualified foreman.
2. Plant location on plan are diagrammatic and may be subject to adjustment in the field by landscape contractor with approval of Island County.
3. Plant trees and shrubs upright and face to give the best appearance or relationship to adjacent structures.
4. Backfill soil mixture to be a sandy topsoil including sandy soil and highly organic compost. Use two way topsoil.
5. Plant trees and stake as shown in detail.
6. Rake soil surface smooth and free from all rocks, soil lumps, sticks and other deleterious material.
7. After planting, cover all areas with tree (3) inches of fine bark mulch.
8. The landscaping shall be installed or bonded for prior to Final Inspection. It shall be preserved and maintained in substantial conformance with the approved site plan and landscape plan. Landscaping which dies shall be replanted within thirty days, or if during the winter, within the next growing season.

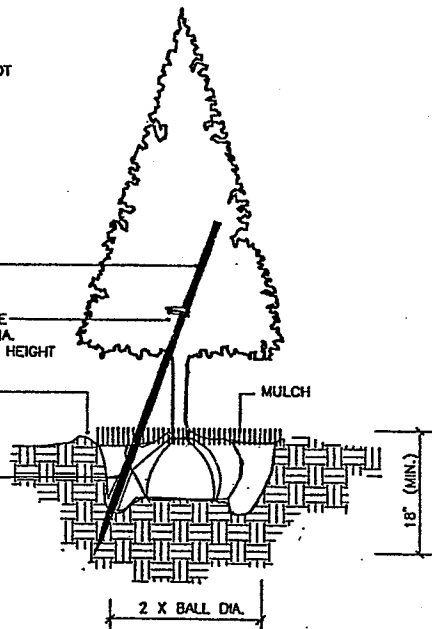
• PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

HARDWOOD STAKE 2" X 2"  
SET AT APPROXIMATELY 70°  
DRIVEN (MIN. 18") FIRMLY  
INTO SUBGRADE PRIOR  
TO BACKFILLING

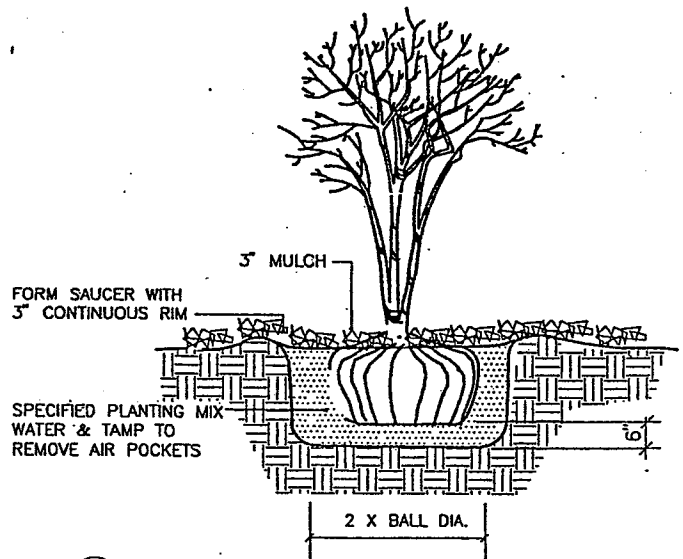
2 STRAND TWISTED 12 GAUGE  
GAL. WIRE ENCASED IN 1" DIA.  
RUBBER HOSE AT 1/2 TREE HEIGHT

FORM SAUCER WITH  
3" CONTINUOUS RIM

SPECIFIED PLANTING MIX  
WATER & TAMP TO  
REMOVE AIR POCKETS



○ TREE PLANTING -- ANGLE STAKE  
SCALE: NOT TO SCALE



○ SHRUB PLANTING  
SCALE: NOT TO SCALE