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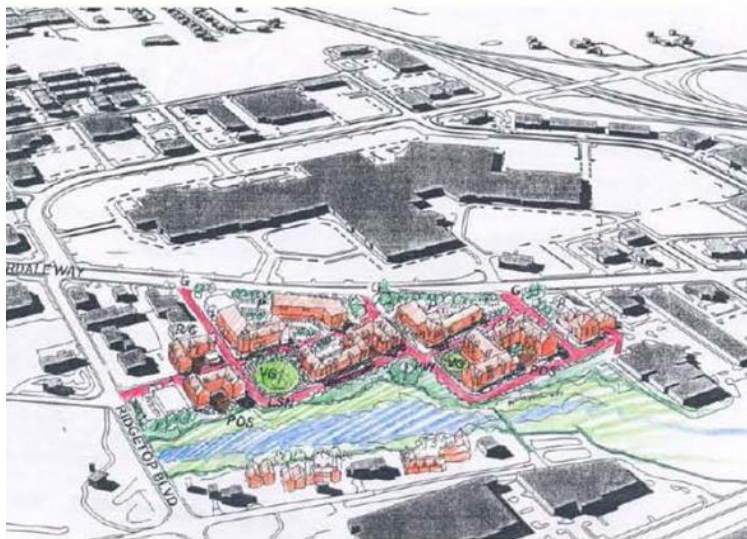
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Silverdale Design District - Clear Creek Village

The purpose of design standards is to guide the general character and the look and feel of a designated area, this includes: structures, landscaping, signage, etc.

Standards are baseline requirements for the design of development projects. Some guidelines are recommendations that are intended to further define the desired character of development within the districts.

Typically projects are designed from the requirements of Kitsap County Code, Title 17 Zoning ([Title 17.420.050](#)) however since your parcel falls within one of Kitsap County's design districts you will also need to follow the standards shown below. If there is a conflict in requirements the more restrictive will apply.



Clear Creek Village extends north from Bucklin Hill Road to State Highway 303, excluding the northeast portion of the Bucklin Hill Road/Silverdale Way intersection, and from Silverdale Way eastward to and including eastern portions of the Clear Creek corridor. Clear Creek Village is comprised of a riparian area, a north-south greenway forming a natural "V" shape through the center of the Silverdale commercial center. Medium-sized, one-story shopping center/plazas with front yard surface parking lots, capable of being reconstituted as mixed-use

centers are the existing development pattern. Silverdale Way is the western boundary of the super blocks north of Bucklin Hill Road to State Highway 303. Significant east-west depth of super blocks from Silverdale Way to Clear Creek provides a potential development amenity for residential units located along the creek corridor and away from arterials.

Clear Creek Village Design Standards

Chapter 5. Clear Creek Village District

5.1 Physical Identity Elements & Opportunities
Clear Creek Village extends north from Bucklin Hill Road to State Highway 303, excluding the northeast portion of the Bucklin Hill Road/Silverdale Way intersection, and from Silverdale Way eastward to and including eastern portions of the Clear Creek corridor. Clear Creek Village is comprised of a riparian area, a north-south greenway forming a natural "V" shape through the center of the Silverdale commercial center. Medium-sized, one-story shopping center/plazas with front yard surface parking lots, capable of being reconstituted as mixed-use centers are the existing development pattern. Silverdale Way is the western boundary of the super blocks north of Bucklin Hill Road to State Highway 303. Significant east-west depth of super blocks from Silverdale Way to Clear Creek provides a potential development amenity for residential units located along the creek corridor and away from arterials.

5.2 Design Intent
Clear Creek Village will be a new and central neighborhood or village composed of a series of interconnected mixed-use developments along the west side and immediate east side of Clear Creek riparian area. The village will include residential, commercial and office uses arranged around village squares, connected by continuous pedestrian walkways and a local street network. New and reconfigured developments will use the Clear Creek corridor as an open space amenity and design feature. Residential uses will orient to the creek corridor, visually connecting private open space features with the creek corridor. Development within the village will be oriented toward a local street network. See Figure 5-1 Clear Creek Village Site Design Example and 5-3 Clear Creek Village Streetscape Example.



Figure 5-2 Clear Creek Village Site Design Example

Clear Creek Village area map



1.3 Standards & Guidelines

The Silverdale Design Guidelines are composed primarily of Community Design Guidelines—the larger scale design principles that address overall development patterns, circulation, building configurations as well as mass, bulk, height, landscaping and setbacks and the Standards that implement the Guidelines. They address how districts relate to one another and the entire downtown, pedestrian and vehicular connection and circulation, and overall design composition within each district.

Mandatory vs. Interpretive Standards/Guidelines

Mandatory refers to the obligatory application of design guidelines and are commonly referred to as standards. The words "will," "must," and "shall" indicate a mandatory standard.


Interpretive refers to a translation of a design intent, where a variety of conceptualizations is possible and may require more flexibility in implementation. Words such as "could," "can," and "should" indicate a preference, but not a requirement.

17.420.058 Design district density and dimension table

Setbacks

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Planners & Review Staff Available:

Monday - Friday 9:00 am - 12:00 pm

Permit Technicians & General Lobby Hours:

Monday - Thursday 8:00 am - 4:00 pm

Friday 9:00 am - 1:00 pm

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