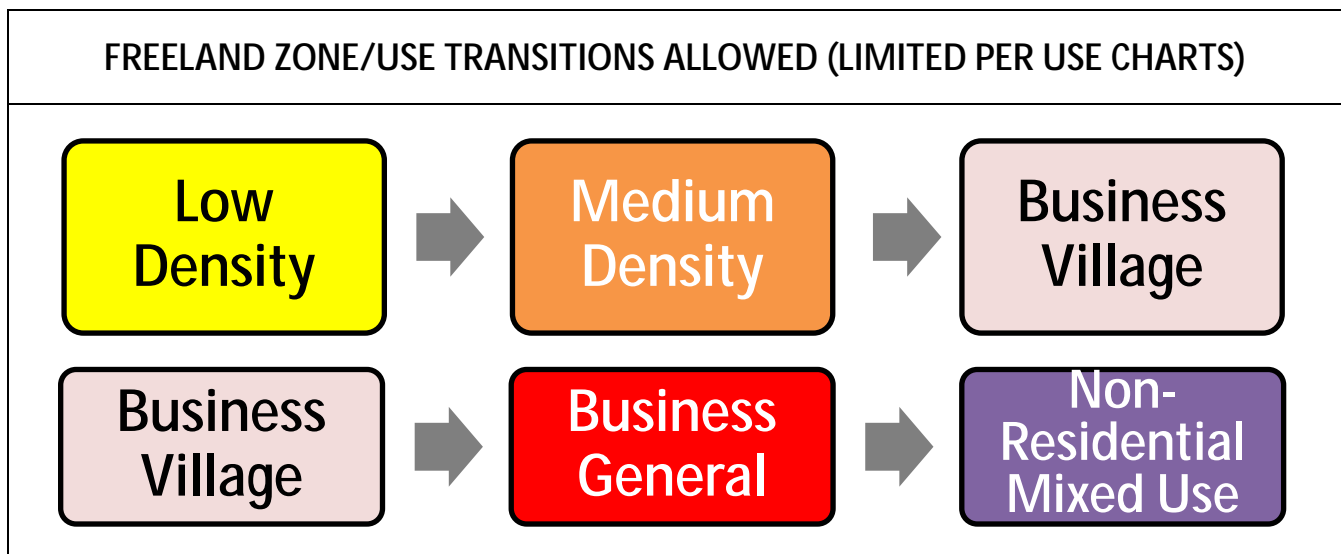


Option: Allow (Limited) Transitions

The community has expressed a desire to have distinct districts, but with smooth transitions between districts. In traditional neighborhood development used in early town settlements in the US (and historically around the world), corner lots have often been used as transition zones between uses or for neighborhood nodes that can provide small commercial and/or live/work units that offer an opportunity for small local businesses that serve the community (small restaurant, doctor's office, etc.).

One idea of how this can be added into Freeland for increased flexibility, but still provide some predictability for the neighborhood, is to allow certain uses from the next zone on those corners – provided that the building itself still complies with the development regulations of the district (building height, setbacks, etc.).

For Freeland, the use of this transitions concept could be:



USE CHART NOTE:

7. Allowed at intersections where adjacent to...

Options to complete the note:

- NM, BG, or BV district. *(limited to only a few intersections)*
- the transitional zone noted in diagram 17.06.xxx *(insert diagram)*
- *or... use a map (but would have to be updated regularly, so not our preferred option)*

Can add language so that the transition is limited and incremental:

- Transitional uses are limited to the corner lot; adjacent lots within (200-ft or xxx-ft) are allowed transitional uses only if the corner lot and lots between (if any) have transitioned.