



Freeland Development Regulations Community Conference

Allowed and Conditional Uses

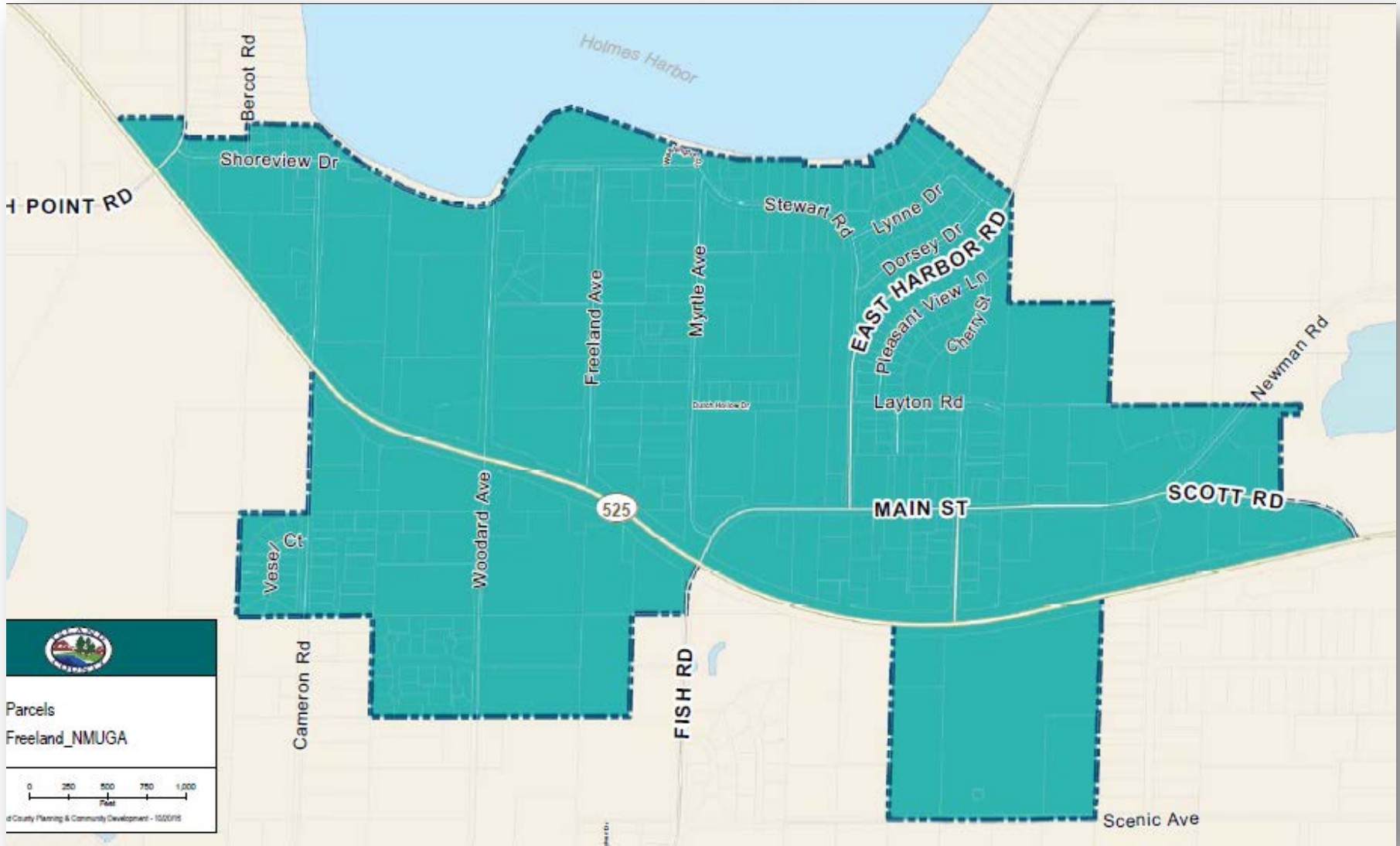
Large Classroom- June 9, 2018

Today's Purpose

- Review of preliminary draft design standards
- Review of examples / how applied
- Community Collaboration
 - What works?
 - What needs to be clarified?
 - What revisions do you recommend be considered?
 - What is missing?
 - Discussion of code options

Your Input Will Influence Future Drafts!

Applies to Properties Within Freeland NMUGA



Proposed Zoning Districts in the Freeland NMUGA

Allowed Uses / Use Tables

Conditional Uses – Key Questions

Conditional Uses are those with some potential to have impacts to surrounding properties either because of the nature of the use or because of the scale or intensity of the use. Typically regulations place conditions on approval of the use. Examples include:

Manufactured Home Park	Hotel/Motel	Bed and Breakfast Inn and Country Inn	Restaurant with Drive-Thru
Cottage Housing	Artisan Workshop	Day Care Center	Commercial Storage or Mini-Storage
Home Occupation	Residential Care Home	Fuel Service	Communications Tower
Home Industry	Group Home/Adult Family Home	Churches and Schools	Assemble or Event Center > 8000 SF



Home Occupations and Home Industries - some home based businesses won't be allowed in certain housing types because they may have a greater potential to impact their neighbors. A few home occupations won't be allowed in multi-family housing specifically, barbershops, beauty shops, schools, and bed and breakfasts. Most home industries (more intensive than home occupations) will not be allowed in multi-family housing types. Additionally, home industries will be restricted in single family attached units like duplexes and townhomes. See **Table 17.06.310.A. – Home occupation allowed by housing unit type** and **Table 17.06.310.B. – Home Industry allowed by housing unit type**

Question- What do you think of this approach?



Guest Cottages – Guest Cottages are an accessory residential use for single family homes. Proposed regulations allow for one guest cottage per single family unit. Additionally, proposed regulations provide that guest cottages cannot be larger than 1000 square feet of gross floor area or twenty (20) percent of the gross floor area of the single family dwelling – not to exceed 2000 square feet. See **17.06.320 (A) – Additional Standards for Residential Building Types**.

Question- What do you think about these maximum square footage of these structures? Too big? Too small? Just Right?



Mobile/ manufactured Homes – are defined as a tract of land under the ownership or management of one person, firm, or corporation where three or more spaces are provided solely for the placement of mobile/manufactured homes. Proposed regulations call for the placement of mobile/manufactured homes on parcels no greater than five (5) acres in size. **See 17.06.320 (B and C) Additional Standards for Residential Building Types.**

Question- Is this acreage too small? Just right?



Overnight Lodging – Hotel/Motel – The proposed regulations allow for hotels and motels in the following zoning districts: Business Village, Business General, and Non-Residential Mixed Use. In addition to district specific design and development standards and vegetative landscaping that fully screens structures and parking areas, the following development standards are required:

Question- Are these conditions appropriate for hotel/motels? Other comments?

- *A minimum of twenty (20) percent of the non-landscaped areas shall utilize low-impact development techniques such as green roofs, pervious surfaces, rain gardens, etc. Rain gardens located within or adjacent to parking lots will count towards open space and can be used to meet the parking lot landscaping standards.*
- *Hotels shall employ sustainable construction practices in the use of materials and products.*
- *Applicants shall provide a plan that demonstrates how a twenty (20) percent water reduction can be achieved.*
- *Proposals for a hotel/motel shall be subject to the county's sea water intrusion policy. See 17.06.330(C)- Overnight Lodging.*



Artisan Workshop – Artisan workshops include uses such as wood working studios, sculptors studios, or other more intensive art production utilizing raw materials. Under the proposed regulations, artisan workshops are allowed in the following zoning districts: Business Village, Business General, and Non-Residential Mixed Use. In addition to the district specific design and development standards, the following development standards are required:

Question- Are the allowed districts appropriate for this use? Are the conditions sufficient?

- *A site plan must be approved pursuant to Chapter 16.15 ICC.*
 - *Production utilizing mechanical equipment shall occur within a completely enclosed area not exceeding 3,000 square feet of floor area.*
- See 17.06.340(B) - Commercial Uses.**

NOT Counted

Not counted towards the useable open space requirement:

- Property within the required setbacks,
- Vehicular paving,
- Required parking lot landscaping,
- Utility yards, or
- Required landscape buffers.

Usable Open Space



CAN count towards required open space

Amenitized Open Space

- Parks, Plaza, & Playgrounds
- Retention/Detention Areas with amenities
- Up to 100%
- Up to 50%

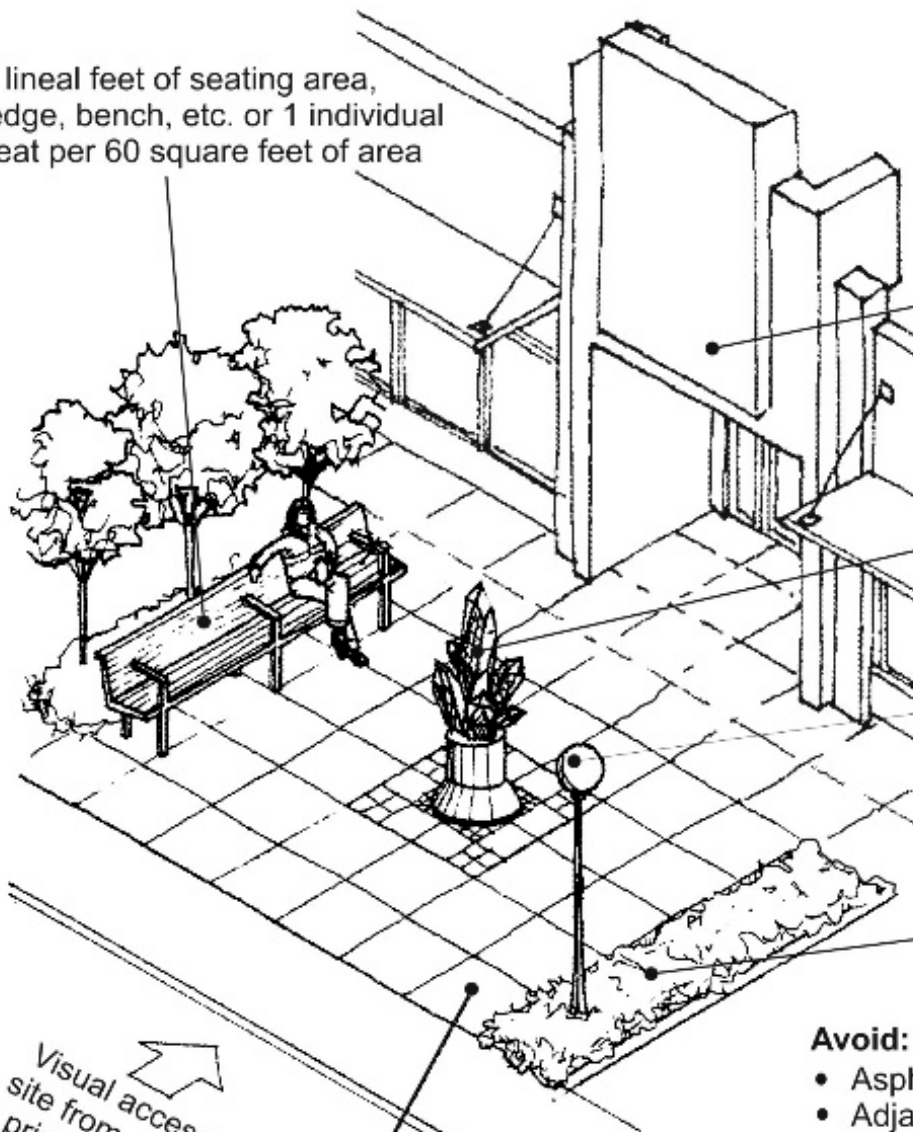
“Green” Infrastructure Features

- Water Resource Zones
- Green Roofs
- Up to 50%
- Up to 50%

Pedestrian-Oriented Open Space

- **Does not apply to multi-family**
- **Minimum of 2% of the acreage of the site + 1% of the gross building floor area**
- Applies to new developments designed for non-residential use and mix-use with 5,000 or more square feet of gross floor area in BV, BG, & NM Districts

3 lineal feet of seating area, ledge, bench, etc. or 1 individual seat per 60 square feet of area



Spaces positioned adjacent to building entries and/or pedestrian-oriented facades are strongly encouraged

Sculpture, artwork, kiosk, and site furniture are encouraged

Pedestrian-scaled lighting

Landscaping components that add seasonal interest to the space

Visual access to site from street or primary internal access

Concrete or unit paving

Avoid:

- Asphalt or gravel pavement
- Adjacent blank walls & chain linked fences



**Not considered as
usable open space**



Example 1

- **1 acre lot**
- **In the Non-Residential Mixed-Use District**
- **5,500 sf mixed-use building**
 - Office, retail, and residential
- **Façade length = 120 linear ft**

Example 1

1 acre lot

NM District

5,500 mixed use

- Office
- Retail
- 4 residential units

120 linear ft façade

Example 1 (cont.)

- **Minimum required USABLE open space (UOS):**
 - 5% required for single-lot developments
 - 5% of 1 acre = $43,560 \times .05 = \mathbf{2,178 \text{ sf}}$

Example 1

1 acre lot

NM District

5,500 mixed use

- Office
- Retail
- 4 residential units

120 linear ft façade

Example 1 (cont.)

- **Pedestrian-oriented open space (PED) required for bldgs over 5,000 sf:**

- 2% of acreage + 1% floor area

- Acreage Calc:

$$\begin{aligned} 2\% \text{ of } 1 \text{ acre} &= 43,560 \times .02 \\ &= \mathbf{871.2 \text{ sf}} \end{aligned}$$

- Floor Area Calc:

$$\begin{aligned} 1\% \text{ of floor area} &= 5,500 \times .01 \\ &= \mathbf{55 \text{ sf}} \end{aligned}$$

- Total required

$$\begin{aligned} 871.2 + 55 \\ &= \mathbf{926.2 \text{ sf}} \end{aligned}$$

- **Can count as Usable Open Space**

Example 1

1 acre lot

NM District

5,500 mixed use

- Office
- Retail
- 4 residential units

120 linear ft façade

Min. UOS = **2,178 sf**

2,178

- 926.2

1,160 sf

*additional UOS
needed*

Example 1 (cont.)

Start w/ PED Options

- **Retail Façade Sidewalk**

- 8 ft min if bldg façade over 100 ft in length
- IF sidewalk expanded by 4 or more ft (w/amenities), **expanded area** counts as PED
 - **14 ft** sidewalk proposed for **80 ft** of frontage, with outdoor dining and other amenities
 - $14 - 8 = 6$ ft
 - $80 \times 6 =$ **480 sf**

- **Public features**

- **400 sf** plaza at main entrance + **100 sf** plaza at side entrance

Example 1

1 acre lot

NM District

5,500 mixed use

- Office
- Retail
- 4 residential units

120 linear ft façade

Min. UOS = 2,178 sf

Min. PED = 926.2 sf

480

+ 400

+ 100

980 sf

provided

Example 1 (cont.)

Remaining UOS Needed = 1,198 sf

- **Usable Open Space for Residents (OS-R)**
 - Minimum of 10% of residential floor space
 - 4 Residential Units @ 1,200 ea
 - $1,200 \times 4 = 4,800$ sf
 - $4,800 \times .10 = 480$ sf min required – **BUT:**
 - No space may be less than 800 sf in size
 - **Proposed change:** except when a rooftop deck (associated with a green roof) of no less than 100 sf is provided, the min size of ONE residential open space area may be reduced by 100 sf (min. of 700 sf)
- **Proposal:**
 - **700 sf** outdoor recreation area w/ picnic area
 - Green Roof, with **100 sf** rooftop deck
 - Private patio for each unit of **120 sf**
 - $120 \times 4 = 480$ sf

Example 1

1 acre lot
NM District
5,500 mixed use

- Office
- Retail
- 4 residential units

120 linear ft façade
Min. UOS = **2,178 sf**
PED = **980 sf**
Remaining UOS
needed = **1,198 sf**

700
100
<u>+ 480</u>
1,280 sf
provided

Discussion

- **Community Collaboration:**
 - What works?
 - What needs to be clarified?
 - What revisions do you recommend be considered?
 - What is missing?
 - Discussion of code options

Contacts

- Michelle Pezley, Senior Planner, Current Use/Shorelines/Historic Preservation
m.pezley@co.island.wa.us, 360.678.7817
- Beverly Mesa-Zendt, AICP, Deputy Director
b.zendt@co.island.wa.us, 360.678.7972
- Lead:
 - ▶ Beckye Frey, Sr. Planner, Long Range
b.frey@co.island.wa.us, 360-679-7365