

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:

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|------------------------|------------------------------|---------------------------------------|------------------------------------|
| 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 | Assembly 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 examples include: 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- Existing Island County regulations allow up to 2,500 square feet of gross floor area for guest cottages. What do you think about the 1,000 square foot maximum for guest cottage structures in Freeland? Too big? Too small? Just Right?



Mobile/ manufactured Parks – 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- Current Island County regulations call for a 10 acre minimum. Should there be limitations on how large? . Is a 5 acre minimum acreage too small?



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:

- *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.*

Question- These regulations are based on hotel standards for the Camano Gateway Village. Are these conditions appropriate for hotel/motels in Freeland? Other comments?



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:

- *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.

Question- Are the allowed districts appropriate for this use? Are the conditions sufficient to address concerns about potential noise, vibration, dust, chemical storage etc.?