

## **FREELAND CODE OPTIONS**

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### **Open space for residential plats**

#### *Purpose:*

Increasing open and civic space opportunities is a part of the vision for Freeland. The draft code requires a minimum amount of usable open space for multi-family, mixed-use, and non-residential developments. There are also open space considerations for Cottage Housing and Townhomes.

#### *Options:*

**Do we want to add minimum usable/common open space requirements for residential plats?** This would create neighborhood parks, diversifying the passive and active recreational opportunities and decreasing the distance to recreation opportunities. These neighborhood parks would need to be platted as common open space with maintenance (HOA) if not a part of a park district, etc.

For all long plats?

For long plats with 10 or more home sites?

For long plats with 20 or more home sites?

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### Garage Standards

#### *Purpose:*

- Protect the pedestrian-scale character of the community by setting min. standards for garage doors that *face* the street.

#### *Options:*

The draft code requires the builder to choose a minimum of three enhancement options (one required plus two others).

- **Required:** Garage door shall be recessed a minimum of 12" from the garage face (e.g. when 2"x6" framing is used, the stud plus a brick facing equals the 12" minimum).
- **Options:**
  - Cedar or other wood clad doors
  - Double doors (where allowed)
  - Decorative windows
  - Decorative hardware
  - Reveals and/or texture
  - Arbor
  - Color of the garage doors the same as the home or darker, complementary color
  - J-swing garage shall have a minimum of one (1) window on the side of the garage facing the street, with a minimum size of 3' x 5'

**Is this tailored right for Freeland? Do we want to keep the requirements for 3, add more options, need more than 3, eliminate this standard?**

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### Tiny Homes

#### *Purpose:*

- Clarify where allowed and standards

#### *Options/Examples:*

- Add language that tiny home communities are allowed under **Manufactured Home Park conditions (17.06.320.B & 320.C)**. Consider amending minimum space per unit requirements.
- Add language that tiny home communities are allowed under **Cottage Home conditions (17.06.320.D)**. Consider adding language from manufactured code:
  - Wheels and towing tongues shall be removed
  - All clearance and tail lights shall be removed
  - All homes shall be provided with permanent electrical and plumbing connections and facilities and sewage disposal systems
  - Laundry facilities shall be provided pursuant to ICC 8.03A.040.I.
  - Construction shall meet all standards and requirements of the State of Washington, Island County (Chapter 8.03A ICC), and any other applicable government regulations in effect at the time of installation.

**Do we want to add language that allows Tiny Home communities in the NMUGA?**

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### Non-Conforming Uses

#### *Purpose:*

- Current draft is no expansion of a non-conforming use – cannot to anything to become MORE non-conforming.
- Community members have asked for more flexibility for existing uses when they become non-conforming under the new code; to allow non-conforming uses to expand even though they are no longer permitted in that district.

#### *Options:*

- **Is additional flexibility desired by the community at large?**
- **If yes, how much flexibility is appropriate?** Up to 10% of sq ft? More? Less?

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### YOUR IDEAS

*Purpose:*

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*Options:*