



## Discussion & Feedback on Draft Freeland Development Regulations

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Residential Zoning Districts  
for the Freeland NMUGA

Mini-Workshops: 4/16/18 & 4/30/18

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## Residential Districts Mini-Workshop

<p><b>First Hour</b></p> <ul style="list-style-type: none"> <li>• Code Objectives &amp; Structure</li> <li>• Zoning Map &amp; Overlays</li> <li>• Residential Districts</li> <li>• Densities</li> <li>• Design Standards</li> </ul> <p>BREAK</p>	<p><b>Second Hour</b></p> <ul style="list-style-type: none"> <li>• Uses</li> <li>• Code Options</li> <li>• Next Steps &amp; Adoption Timeline</li> </ul> <p>Q&amp;A</p>
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## CODE OBJECTIVES & STRUCTURE

Hybrid Code

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**Applies to Properties Within Freeland NMUGA**



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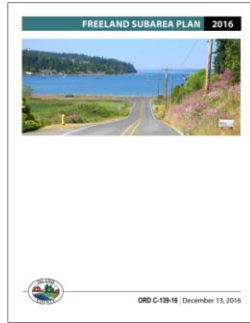
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**Primary Purpose**

**Implement the  
Freeland  
Subarea Plan**



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**Code Objectives**

- **Implement Subarea Plan, Vision for Freeland**
  - More focus on form/character than on use
  - Walkable “Village” character
- **Emphasize Community Character while Allowing Creativity & Individualization**
  - Heavy focus on Rural Village character/scale & walkability
  - Allowing each development to be unique while still maintaining the overall community character

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### Code Objectives

- **Balance Predictability with Flexibility**
  - Design Alternatives
  - Incremental Growth Provisions
- **Ease of Use for both the Community & the County**
  - tables & illustrations throughout to make it easy to read, for clarity, and consistency of application
- **Separate Zoning District from Land Use Designation**
  - Change of zoning will not require a Plan Amendment

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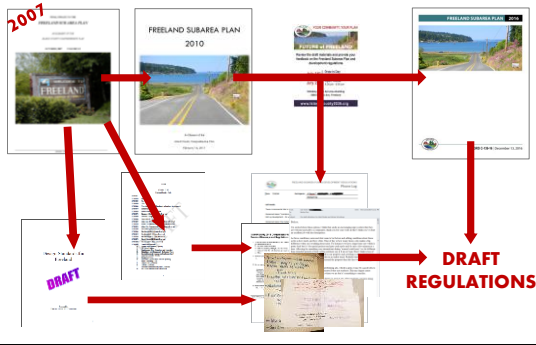
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### Source of Draft Regulations




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### Code Structure

- General Info
- Zoning Districts
- Permitted Uses
- Land Use Standards (Conditional Uses)
- Design Standards
  - Blocks
  - Sites
  - Buildings

Draft 1.0 (March 6, 2018)

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DRAFT Chapter 17.06, ICC - Freeland Zoning Code 1

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### Residential Districts Mini-Workshop

**First Hour**

- Code Objectives & Structure
- Zoning Map & Overlays
- Residential Districts
- Densities
- Design Standards

BREAK

**Second Hour**

- Uses
- Code Options
- Next Steps & Adoption Timeline

Q&A

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### ZONING MAP & OVERLAYS

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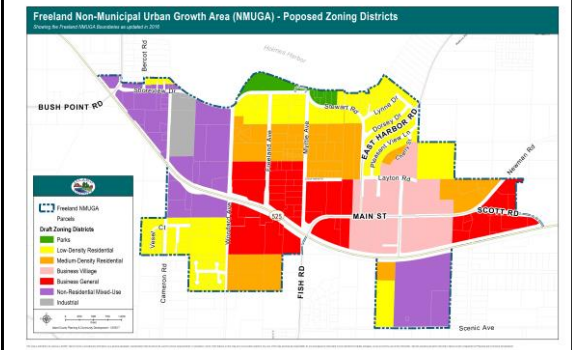
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### New Freeland Zoning Districts



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### Holmes Harbor View Corridor Overlay



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### Hwy 525 Overlay



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**RESIDENTIAL ZONING DISTRICTS**  
Low Density Residential (LD)  
Medium Density Residential (MD)

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**LD Low Density Residential**

**Character & Intent**

- 100% residential neighborhoods including both detached and attached single-family housing types
- 2 dwelling units/acre min
- 4 dwelling units/acre max
- Transitional zone between rural and more urban zones



**Primary Land Uses:**  
Single family detached homes on relatively large lots (urban scale)

**Secondary Land Uses:**  
Single family attached homes, guest cottages, group quarters, civic & institutional uses, parks & open space

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**LD Low Density Residential**

- **Building Height: 25 ft to 35 ft** (depending on location)
- **Setbacks**
  - Front Yard: 20 ft
  - Side Yard: 10 ft
  - Rear Yard: 25 ft
  - Garage: 25 ft
  - Non-habitable accessory structure: 5 ft
- **Minimum Lot Size: 10,000 sq ft**
- **Minimum Street Frontage: 60 ft**

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**MD Medium Density Residential**

**Character & Intent**

- **100% residential neighborhoods** with a diversity of housing unit types with **5 - 12 dwelling units/acre.**
- A mix of residential housing types provides housing choices.
- Transitional zone between low density and areas of more intense development, within walking distance of the goods and services required for daily living.



**Primary Land Uses:**  
Single family and multi-family dwellings

**Secondary Land Uses:**  
Civic & institutional uses, group quarters, parks & open space

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**MD Medium Density Residential**

- **Building Height: 30 to 35 ft** (*depending on location*)
- **Setbacks**
  - Front Yard: 15 ft min / 25 ft max
  - Side Yard: 5 ft
  - Rear Yard: 15 ft
  - Garage: 25 ft
  - Non-habitable accessory structure: 5 ft
- **Minimum Lot Size:**
  - 5,000 sq ft for SF or per density standards
- **Minimum Street Frontage:**
  - Single-Family = 60 ft (50 ft if driveway off alley)
  - Multi-Family = 80 ft

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**Residential Districts Mini-Workshop**

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**IMPLEMENTATION OF URBAN DENSITIES**  
Incremental Growth Provisions

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**Implementation**

- **Capped at septic capacity unless sewer is available**
  - Provisions for development under septic and sewer so no code update needed if/when sewer available
- **Future Development Plan required**
  - Review for placement of buildings
  - Not in conflict with plans for infrastructure
  - Not developed in a manner that precludes future urban densities (ability to accommodate minimum density in the future)

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**Limited**

- **IMPORTANT TO NOTE: Not all properties will have the septic capacity to develop more than they currently have**

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**Example**

- Low Density District
- Parcel is 1 acre
- Minimum Density: 2 du/a or ½ acre per unit
- Septic capacity is 4 bedrooms
- Home on site is 3 bedrooms
- Lot also has a 1 bedroom guest house
- Short plat will not be allowed due to septic capacity

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**Example**

- Medium Density District
- Parcel is 1 acre
- Minimum Density is 5 du/a
- Vacant lot
- Septic capacity is 8 bedrooms
- If proposal is for 4 two-bedroom homes, must show room/placement for 5<sup>th</sup> homes in the future

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**Example**

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### Residential Districts Mini-Workshop

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- Code Objectives & Structure
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- Residential Districts
- Densities
- Design Standards

**Second Hour**

- Uses
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- Next Steps & Adoption Timeline

BREAK

Q&A

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### DESIGN STANDARDS

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### “What are the design standards that impact my home?”

- For existing parcels and existing homes, there will be **no change except when remodeling or adding more than 50%** to the building, or if rebuilt.
- For vacant lots that will not be subdivided before construction of a new home, or if rebuilding or adding more than 50%, there will be **new setbacks** (based on your zoning) and you should be aware of the **front porch encroachment** option (17.06.660) and the **garage and driveway standards** (17.06.670 & 17.06.680).
- For new plats, additional standards apply.

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**Applicable Design Standards – Single Family**

- **Front Porch Encroachment**
  - If porch of a certain size, may be built within the front yard setback
- **Garage Standards**
  - Must be 25 ft from property line to allow for on-site parking
  - Must be set back behind the front of the building (no “snout” houses)
  - Minimum design standards
- **Driveway Standards**
  - Curb cuts & distance from intersection

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**Applicable Design Standards – Multi-Family**

- **ALL of them.**
  - Block
  - Site
  - Building

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**BREAK**

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Q&A

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### LAND USE IN RESIDENTIAL DISTRICTS

- Permitted Uses
- Conditional Uses

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### Simplified Use Charts

- Only 2 use charts!
  - Residential
  - Non-Residential

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### Permit Types

- I = Type I permitted use**  
Ministerial decision (limited staff review)
- II = Type II conditional use**  
Administrative decision (staff review, some public input processes)
- III = Type III Conditional use**  
Hearing Examiner decision

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### “What can I do with my property?”

- Find your property on the map and determine your zoning district
- Refer to the use charts (Sections ICC 17.06.210 & 17.06.220) and find the column for that zoning district
- Running down the column, you will see what uses may be allowed and the permit decision type required for that use
- In the far-right column you will see any other section of code(s) that also apply to that use
- Notes next to decision type for each use indicate other conditions (see notes at bottom of table)

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Table 17.06.210.A - Residential & Residential Accessory Uses

DEVELOPMENT TYPE	Zoning Districts							NOTES & RELATED CODE(S)
	LD	MD	BV	BG	NM	LI		
Single Family, detached (1 unit)	I	I					Mobile Homes: 17.06.320 E	
Cottage housing	I (1)	I	II (1)				17.06.320 D	
Duplex (2 units)	I (1)		I (1)					
Single Family, attached (2 - 4 units)	I (1)		I (1)				Townhomes: 17.06.320 E	
Manufactured home park	I						17.06.320 C	
Multi-Family (5+ units)	I (1)	II (1)	II (1)	II (1)	II (1)	II (1)	Includes courtyard apartments and boutique courts	
Mixed-Use Residential, small (1 - 4 units)		II (1)	II (1)	II (1)	II (1)	II (1)	Includes live/work units	
Mixed-Use Residential (5+ units)		II (1)	II (1)	II (1)	II (1)	II (1)		
Elderly Care Home	II (1)	II (1)					Up to 6 clients: 17.06.360 C 7 - 11 clients: 17.06.360 D	
Group Home / Adult Family Home	II (1)	II (1)	II (1)					
Assisted Living / Nursing Home	II (1)	II (1)	II (1)	II (1)				
Accessory Living Quarters	II (1)	II (1)	II (1)					
Guest Cottage	II (1)	II (1)	II (1)					
Home Occupation	II (1)	II (1)	II (1)	II (1)	II (1)	II (1)		
Home Industry	II (1)	II (1)	II (1)	II (1)	II (1)	II (1)		

NOTES:  
 (1) Restricted to accessory use only, subject to ICC 17.06.360.  
 (2) Not allowed on lots zoned for mobile home occupancy.  
 (3) Not allowed on lots zoned for residential use.  
 (4) Not allowed on lots zoned for residential use.  
 (5) Not allowed on lots zoned for residential use.  
 (6) Restricted to a component of a multi-unit development, subject to the Planned Residential Development provisions in Chapter 17.17 ICC.  
 (7) Restricted to accessory use only, subject to ICC 17.06.360.  
 (8) Take a minimum of 100 sq. ft. of floor area for the use.  
 (9) Home occupation and home industry are restricted to the residential occupant.  
 (10) Not allowed within 100 ft. of an entrance to a residential street, playground, recreation center or facility, 500 feet within public park, public school, public library, or public utility facility, unless otherwise approved by the hearing examiner.  
 (11) Not allowed within 100 ft. of an entrance to a residential street, playground, recreation center or facility, 500 feet within public park, public school, public library, or public utility facility, unless otherwise approved by the hearing examiner.

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### Conditional Uses

- **Can be found in 17.03.300**
  - Based on, but revised from, uses in ICC 17.03.180
- **Grouped into several sections to improve navigation**
  - General Standards for Non-Residential (305)
  - Home Based Businesses (310)
  - Residential Building Types (320)
  - Overnight Lodging (330)
  - Commercial Uses (340)
  - Institutional Uses (350)

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### Conditional Uses

- Home Based Business standards by housing unit type
- Some uses not appropriate or need additional conditions in a shared wall or Multi-Family environment

Home Industry Use	Single Family, detached (1 unit)	Single Family, attached (2-4 units)	Low/Work units	Mixed-Use Residential	Multi-Family
	Sfd	Sfa	L/W	MXD	MF
Antique shops	1	1	1	1	1
Art or photography studios	1	1	1	1	1
Blacksmith shop	1	1	1	1	1
Construction office	1	1	1	1	1
Furniture repair or refinishing	1	1	1	1	1
School, 7 – 33 students	1	1	1	1	1
Small day care center	1	1	1	1	1
Pottery shop	1	1	1	1	1
Woodworking shop	1	1	1	1	1

1 = Type 2 permit, subject to the standards of this chapter and the conditions below as specified:  
 (1) Allowed on the first floor only.  
 (2) Only allowed where there is direct access to the unit (not allowed if an internal shared hallway).  
 (3) Maximum gross size of one building is 4,000 sq ft.  
 (4) Only allowed where unit is not sharing a common wall with an adjacent unit or property.

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### Guest House

- Any built in Freeland will not count towards the max per year count for County
- Max 1,000 or 20% of sq ft main home, whichever is larger, but not to exceed 2,000




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### Cottage Housing

- 17.06.320.D
- Each cottage equal to one-half a housing unit for density calculations
- Common open space & private open space requirements




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### Mobile Homes

- Mobile home parks limited to 5 acres max
- Setbacks 25 ft (vs. 50 ft)




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BREAK

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Q&A

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**CODE OPTIONS**  
Your input will help refine the code before the finalize for adoption!

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**Discussion of Code Options**

- Refer to Handout
- Review & Provide Feedback on Code Options

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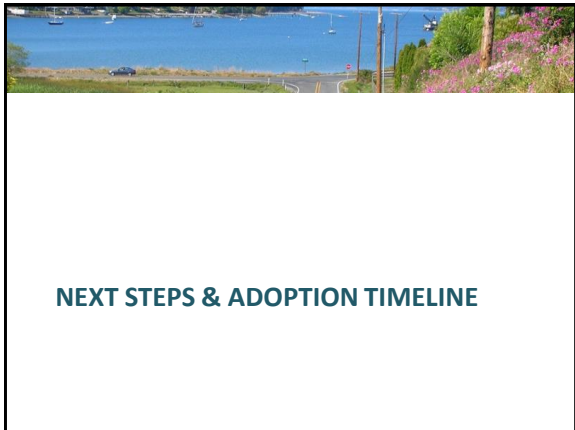
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### NEXT STEPS & ADOPTION TIMELINE

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### Next Steps

- **April & May** - Community mini-workshops on specific topics
- **June 9<sup>th</sup>** - Large community workshop
- Will continue to hold workshops at Planning Commission and Board of County Commissioners meetings to review code sections and discuss code options and public feedback

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### Adoption Timeline

- **Collaboration Phase Will Continue Based on Community Feedback**
- Probable Public Hearing – June
- Earliest Adoption by Board – June
- Probable Adoption by Board – July
- **Goal: Adopt by end of Summer 2018**

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**QUESTIONS?**

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