



Freeland Development Regulations

Planning Commission

October 23, 2017

Island County Planning & Community Development

GMA Item No. 13042



Freeland Development Regulations

Workshop Discussion

- Preliminary review of concepts for:
 - Parking
 - Landscaping
 - Signs



Freeland Development Regulations

Parking

- **Spaces required based on ICC standards, but with some changes for additional flexibility:**
 - Allowing some on-street parking to count for required spaces
 - Allows for mechanism for off-site parking agreements
 - Adds a shared parking calculation
- **Also includes provisions for off-street bicycle parking spots**



Parking

- Parking Lot locations

- Locations per zone to ensure that development relates to the street and meets character of zone

Table 17.06.350.E.1 - Parking locations allowed by zoning district.

● = Parking location allowed in the district

Parking Type	LD	MD	BV	BG	NM	IND
Single Family, Front or Alley-Loaded	●	●				
Surface Lot, Rear ⁽¹⁾		●	●	●	●	●
Surface Lot, Side		●	●	●	●	●
Surface Lot, Front		● ⁽²⁾		●	●	●
In-Structure ⁽³⁾		●	●	●	●	●

Notes:

1. Preferred surface parking type in the Business Villager district properties that front along Main Street
2. Not allowed for Cottage Housing
3. Only allowed for commercial, mixed-use, and multi-family development



Parking

Design Standards:

- **Breaking up into smaller groupings**
 - no large lots without some kind of 'break' – either through landscaping, building placement, pedestrian pathways, etc.
- **Maximum number of spaces in any grouping**
- **Maximum number of spaces in a row without a break**
- **Landscaping**
- **Pedestrian circulation and safety**
- **Shared driveways and cross-access easements are encouraged**



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Landscaping

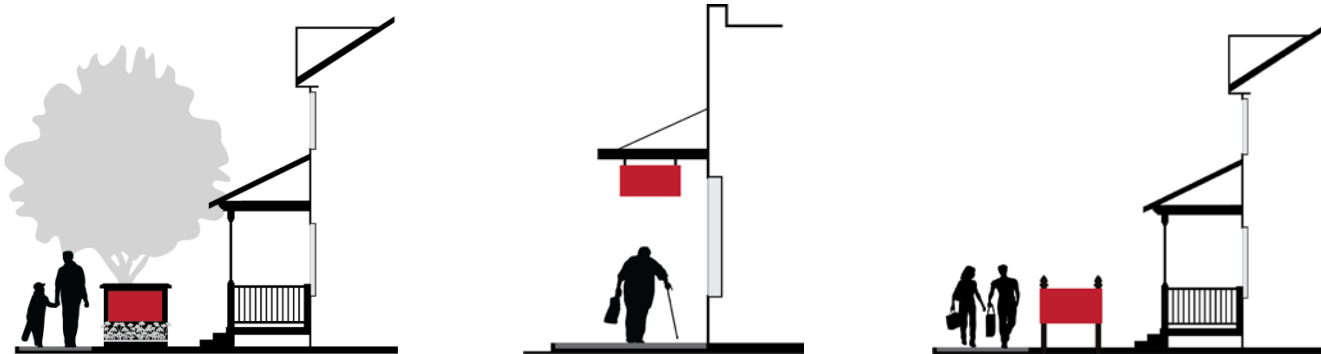
- Preliminary
- Based on landscaping types, buffers
- Encourages native landscaping
- Screening of mechanical, etc.



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Signs

- Preliminary
- Sign types suitable for rural village
- Types by zone
- Wall signs & freestanding signs
- Includes provision allowing A-Frame signs in Business Village zone





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Schedule

- Will finalize first draft and post by end of the Month
www.IslandCountywa.gov/Planning/Pages/WP17_FreelandRegs.aspx

Current Schedule:

- 10/23 PC - parking, signs, landscaping & screening
- 11/13 PC - block frontages, building type standards, commercial & MF design standards
- 11/27 PC - overlays, non-conforming uses
- 12/11 PC - other changes to ICC (Section 17.03.180, etc.) to add/implement Freeland districts