

# **ENCLOSURE A**

## **Proposed changes from draft 2.0, Part 2**

GMA Item #13784

For Discussion of Freeland Zoning Code  
at Planning Commission 1/14/19 Workshop

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# Proposed Changes from Draft 2.0, Part 2

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## 250 - NON-CONFORMING USES, STRUCTURES, AND LOTS

- Edits and tables to clarify the difference between conforming, legal non-conforming, and conforming and the impacts of the status on uses, structures, etc.
- Edits to add flexibility for non-conforming uses and structures to meet legal requirements (environmental, etc.) in order to stay in business
- Clarifying the table for building additions for non-conforming structures
- Based on a text case and property owner feedback, added additional flexibility for new buildings where an existing non-conforming building remains in place (with no changes to that building proposed).

## 400 – BLOCK DESIGN STANDARDS

- Added purpose statements from the Freeland Subarea Plan and applicability statements
- Reformatting and rewording for additional clarity
- Per community feedback, revised the map for potential mid-block pedestrian pathways to reflect an existing historical pathway location and to show potential future street connections (for context and clarity)
- Increased the pedestrian scale light poles to a max of 15 ft (from 14 ft)
- Added the street connectivity section (per previous discussions with the Planning Commission and Board)
- **Discussion item:** Block lengths are 400 or less preferred with no greater than 600 if needed for site conditions. One resident at a workshop requested shorter blocks.

## 510 - OPEN SPACE

- Added a few new purpose statements
- Added a table to replace a list for clarity. Added additional usable open space credits.
- Removed a confusing illustration – to be replaced in next draft
- Per previous conversations with the Planning Commission and Board, added open space requirements for long-plats (subdivisions with 5 or more lots)
- Added a reference to the Freeland Subarea map of habitat conservation priority areas in reference to locations where placement of open space should connect minor open space areas to create larger and more useful open space areas and wildlife corridors
- Other edits for clarity

## 520 - LANDSCAPING

- Added a design alternative for roadside landscaping if there is a conflict with underground utilities
- **Discussion Item:** We have a policy that allows for landscaping installation deferral where it is not reasonable for the developer to install certain species of plant material prior to occupancy due to the recommended planting season not occurring at an appropriate phase in construction. What would be the penalty for not installing the landscaping? Staff is still discussing this issue internally. As this is a discussion that isn't limited to Freeland, we may remove the specifics from the Freeland code and add this topic to the list for code review/update.
- Added a statement that building, site, and landscaping shall be designed to first avoid or, if unavoidable, to limit the impacts to existing significant trees and/or groves with the goal of retention to the maximum extent practical for the site (without impacting the ability to develop the site)
- Minor edits for clarification

***NOTE: All remaining sections not yet covered to be reviewed at later work session.***