

**2019 Housing Code Audit – List of Proposed Code Changes**

BOCC Worksession

3/29/19

**Proposed Changes that are Fairly Straight Forward**

Section of Code	Proposal	Considerations
<b>Accessory Dwelling Units and Guest Cottages</b>		
ICC 17.03.180.I	Allow both one accessory dwelling unit and one guest cottage in the rural areas and in Rural Residential	Attached ADUs do not count towards your density per the GMA. Detached guest cottages technically should, but in Island County they don't count towards density because there is a cap on how many can be built each year. Other option to explore: two guest cottages per parcel but keep annual cap in place.
ICC 17.03.180.I	Get rid of minimum lot size restriction for guest cottages	Currently limited to parcels that are an acre or greater in Rural and Rural Residential zones
ICC 17.03.180.I	Remove owner occupied requirement for accessory living quarters	Main unit is currently required to be occupied by the owner, rather than also being a rental in addition to the ADU
ICC 17.03.040	Allow guest cottages in Planned Residential Developments	Could limit the amount of the set aside open space, that can be dedicated to drainfields
<b>Camping and RV Parks</b>		
ICC 17.03.180.T(4)	Extend the length of stay allowed in campgrounds/RV parks	Island County currently limits stay to 4 months which is approximately 120 days, while Snohomish County allows up to 180 days
<b>Rural Residential</b>		
ICC 17.03.040 ICC 17.03.070	Provide for cottage housing as an allowed use in Rural Residential and allow it to exceed the max density if units are 1,200sqft or less	Copy Freeland code for cottage housing, by allowing each unit to count as half a dwelling unit. Incorporate screening, landscaping, and site plan review.
ICC 17.03.040	Allow duplexes, triplexes, and fourplexes to exceed max density in Rural Residential, if individual units are 1,200qsft or less	Use Freeland code for cottage housing as a guide, by allowing each unit to count as half a dwelling unit. Duplexes would then essentially get twice the

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		density while triplexes and fourplexes would require a little more space than a single unit but not three or four times as much space, which is what’s currently required.
<b>Mixed Use RAIDs</b>		
ICC 17.03.120 ICC 17.03.130 ICC 17.03.135 ICC 17.03.140	Consistently address what mixed use is (attached, detached, what qualifies, and the standards) throughout the mixed use RAIDs	Requirements currently vary between Rural Center, Rural Village, Rural Service, and Camano Gateway Village which is more specific regarding the residential component: A mixed-use development with eight (8) or fewer units where the residential component is located on the second floor or, if it is detached, the residential component is fully integrated into a commercial development where there is a physical and functional connection between the commercial and residential uses. One aspect to consider is the percentage requirements between residential and commercial.
ICC 17.03.130 ICC 17.03.135 ICC 17.03.140	Allow stand-alone multifamily in all mixed use RAIDs	Currently, multifamily is only allowed in Rural Center as a stand-alone use
ICC 17.03.130	Prohibit single family development in the Rural Village zone	Currently the only mixed use RAID zone that allows single family development
ICC 17.03.130 ICC 17.03.135 ICC 17.03.140	Remove density limits in all mixed use RAIDs, make density contingent upon health code requirements for septic and water	The Rural Center Zone does not have a limit on the amount of density, it is dependent on health code requirements
ICC 17.03.120 ICC 17.03.130 ICC 17.03.135 ICC 17.03.140	Change height requirement from stories to feet in Mixed Use RAIDs and increase in the height limit	Rural Service limits height to one and a half stories – change to 30ft which is about 2 stories. Everywhere else use 40ft.

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Mobile/Manufactured Homes		
ICC 17.03.180.N	Get rid of 2.5 acre limit for single-wide mobile/manufactured homes	Limit this to post 1978 manufactured homes. If possible, potentially require a pitched roof or a front porch, to fit in with neighborhood character.
ICC 17.03.180.O	Allow manufactured home parks in the Rural Residential zone	Copy standards from Freeland code which allow for smaller lot size, smaller area dedicated to each unit, and smaller perimeter buffer. Potential density of 1 per 10,000sqft with a minimum lot size of 3 acres

**Proposed Changes to Further Flesh out**

To Do	Section of Code	Proposal	Considerations
<b>Mixed Use RAIDs</b>			
Advisory Group Review	ICC 17.03.180.S	Increase the maximum building coverage limit for the Camano Gateway Village zone to match the Rural Center Zone. But also reduce the impervious surface ratio to match	CGV is currently 50% building coverage limit, while RC is 80%. But the impervious surface limit for CGV is 20% above total Building Coverage, so this would need to be changed to match RC which is 80%. Alternative option is to only allow this for mixed use and multifamily development.

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Advisory Group Review	ICC 17.03.120 ICC 17.03.130 ICC 17.03.135 ICC 17.03.140	Allow duplexes, triplexes, and fourplexes in the Mixed Use RAIDs	Need to consider if this could block long-term goals for increasing large multifamily and mixed-use projects, if large lots are divided up into small lots for duplexes. Could limit it to fourplexes only
<b>Review Process</b>			
Advisory Group Review	WAC-197-11-800(d)  ICC 16.14C.180	Raise SEPA thresholds to max allowed by state law	instead of triggering SEPA at four single family units, it can be raised to a maximum of 20 and instead of four multifamily residential units, it can be 25. Need to consider the financial impact to the department from doing less SEPA review. And whether there are environmental concerns that should be looked at. Housing development in Island County hardly ever results in more than a Determination of Non-Significance anyways.
Advisory Group Review	RCW 58.17.020  ICC 16.06.040	Within the Freeland NMUGA allow up to nine lots to be approved as a short plat (this will subsequently also increase the amount of lots that trigger SEPA)	Short subdivisions do not provide for a public hearing, but do provide for a public comment period. Could select a number than is between four and nine
Staff Conduct More Research	RCW 58.17.095 RCW 58.17.100  ICC 16.06.050	Allow the final decision on long plats to be approved by administrative personnel	Still working out whether state law provides for this to be done as a ministerial decision or if it must be administrative. Ministerial is a Type I decision and would help streamline the process, administrative would not improve the process because it is a Type II and would require a public comment period.

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Other			
Advisory Group Review	ICC 17.03.060 ICC 17.03.110 ICC 17.03.180.T(4)	Review campgrounds/RV parks, for districts allowed in and the standards.	Right now limited to the Rural and Rural Forest Zones and no greater than 3 sites per acre.
Staff do a benchmark study	ICC 17.03.070	Allow Boarding homes as a use in the Rural Residential zone	The City of Langley just adopted a new ordinance with standards for boarding homes. Can also look at other jurisdictions for their standards.
Further staff review	ICC 17.03.180.E	Review and revise cluster development regulations, to provide more clarity, and ensure density bonuses are achieved in a logical fashion	The calculation for a density bonus is not outlined clearly. Some combinations of land and open space, do not achieve a logical bonus. Staff needs to delve into this section to identify the specific issues
Staff do a benchmark study	Add section to ICC 17.03.180	Develop clear standards for farm worker housing	Allowed in Rural Agriculture and Commercial Agriculture as a permitted use, but no associated standards. A definition is provided. Make sure this would be in addition to ADUs and guest cottages. Ensure it applies to wineries as well.