



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

TO: Planning Commissioners
FROM: Island County Planning & Community Development
DATE: March 6, 2018
SUBJECT: Revised Freeland Regulations

Freeland Zoning Code, Draft 2.0

Staff has completed and published a revised draft of the Freeland regulations and will discuss the revisions with the Planning Commission. The code has been reorganized and broken up into smaller sections to keep in mind the ultimate publication in Municode (improving navigation and minimizing scrolling). In addition to minor clarifications and changes requested by the Planning Commission in previous workshops, the following items have been added, revised, or re-written.

- **Land Use Standards (Section 300).**

Conditional uses from 17.03.180 have been moved to the Freeland Code (where applicable) and modified to be appropriate for Freeland zoning districts. In many cases this was simply removing minimum lot sizes or rural development standards. A few new conditional uses have been added, including fuel pumps, outdoor storage, and loading docks.

- **Block Standards (Section 400).**

Provisions related to blocks have been moved to this new section. This includes the mid-block pedestrian pathways for the Business Village district and the Block Frontage module. In addition, provisions related to block lengths and lot orientation have been included, to maximize the pedestrian environment and use of natural features as an amenity.

- **Open Space (Section 510).**

Staff added additional language related to usable open space requirements, placement of open space, amenities, and the requirement for an open space plan.

- **Landscaping (Section 520).**

Staff re-wrote this section, but significant portions of the 1.0 draft are still intact in this section. Screening has been separated to another section and comprehensively re-written. This draft

outlines the requirements for a landscape plan submittal, tree standards, clarifies the tree sizing, and adds detailed tables and illustrations related to required and options landscape areas. In addition, all parking lot landscaping requirements have been moved to this section and optional water resource zones have been introduced.

- **Screening (Section 540).**

This section have been substantially replaced with new text, tables, and illustrations. Some of the text from draft 1.0 related to onsite screening (mechanical equipment, etc.) has been retained and supplemented with screening for drive-thru lanes and loading docks. The section on screening between property lines is new; screening options, types, and standards are heavily illustrated and rely extensively on tables. Wall and fence standards have been moved to this new Screening section as well. Staff is continuing to work on portions of this section, and will be preparing a draft 2.1 with those revisions when finalized.

- **Parking and Circulation (Section 550).**

Circulation related text has been moved into the parking section and language from 17.03.180 related to access and cross-circulation has been brought over.

- **Signs (Section 560).**

Minor changes only. Staff added maximum sign dimensions and permitting requirements and the consultant added projecting sign types.

- **Front Porch Encroachment (Section 660).**

To encourage and incentive front porches, a provision has been added allowing the front porch to encroach within the required front yard setback.

- **Garage Standards (Section 670).**

Standards have been added minimizing the impact of garages that face the street and ensuring that there is enough clear space to park a vehicle in the driveway and access the garage.

- **Driveway Standards (Section 680).**

Standards have been added related to side yard separation of driveways, corner lot driveway distance from the intersection, and curb cut and driveway widths.

Next Steps

As we work on finalizing the code, staff and the consulting team will continue to work on converting text to tables and adding (and revising) illustrations where it is helpful. Educational materials will be created to help the community learn the new code, and workshops will be scheduled for the next few months. At this time, we are anticipating a public hearing in May; the timeline may change, however, if the community requests additional time to review and learn the new code provisions.

Additional Code Revisions to Implement the Freeland Zoning Code

At a previous Planning Commission meeting, staff presented revisions to ICC Chapters 16 and portions of Chapter 17 that are needed to fully implement the new Freeland Zoning Code. Since that time, the Chapter 17 revisions have been amended with additional definitions that have been moved over from Chapter 16 (combining definitions list to minimize potential for conflicts) and Public Works has added minor edits to the Parks zone. Public Works has also prepared revisions to ICC Chapter 11 & 15, and those are enclosed for your review. Some additional minor edits and additions will be made prior to finalizing for adoption, but the related code updates for implementation are substantially complete.

Enclosures:

- Freeland Zoning Code, draft 2.0 (GMA 13612)
- Revisions to Chapter 11 ICC (GMA 13613)
- Revisions to Chapter 15 ICC (GMA 13614)
- Revisions to Chapter 17 ICC (version 2.0) (GMA 13615)