

Additional code options to consider:

Build-to lines vs. setbacks

Purpose:

- **Build-to lines** are one of the primary tools of ensuring a pedestrian-oriented scale, character, and form for a community.
- **Setbacks** are a primary tool of creating distance between buildings (fire and sunlight), separate uses, and limit the massing of buildings and impervious surface area.

Options:

The Subarea Plan uses build-to lines in Medium Density and Business Village districts, but we only have it in the BV in the current draft. Extending the build-to requirements into the MD district would extend the pedestrian-oriented forms into a larger area (but not a lot farther).

Do we want to make the Medium Density district a build-to zone as well?

Front Yard Encroachments

Purpose:

- Encouraging & incentivizing design options that add to the pedestrian-orientation and add “eyes on the street” for safety

Options:

The draft code includes a provision for a front porch (minimum standards) to be allowed to encroach into the front yard setback. As drafted, the provisions to not allow the rest of the building to move forward, and limits the encroachment to maintain a minimum front yard setback of 15 ft (where setbacks apply). [This provision as drafted only incentivizes porches in LD due to the 15 min setback and language referencing single-family.]

Do we want to increase the incentive by allowing the building to encroach as well? For example, if a building uses a large porch meeting the standards, then the front of the building (not just the porch) can move forward. Alternatively, the building can be expanded forward over the porch, etc. *This would NOT be applied to garage setbacks.*

Open space for residential plats

Purpose:

Increasing open and civic space opportunities is a part of the vision for Freeland. The draft code requires a minimum amount of usable open space for multi-family, mixed-use, and non-residential developments. There are also open space considerations for Cottage Housing and Townhomes.

Options:

Do we want to add minimum usable/common open space requirements for residential plats (long plats only)? This would create neighborhood parks, diversifying the passive and active recreational opportunities and decreasing the distance to recreation opportunities. These neighborhood parks would need to be platted as common open space with maintenance (HOA) if not a part of a park district, etc.

If we do want to include this provision, should be limit it to plats greater than 20 lots, or some other minimum size?

Open Space - Townhomes

Purpose:

- To provide accessible, safe, convenient, and usable on-site open space.
- To promote the health of residents by providing access to on-site open space for recreational activities, physical exercise, and/or gardening.

Options:

- Code requires a minimum 10 percent. The consultant is recommending that this usable open space can be provided by one or more of the following ways:
 - *Usable private open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Front setbacks may be used to meet this standard, provided they are defined with a fence.*
 - *Balconies, roof decks and/or front porches.*

Are we ok with allowing this requirement to be met with PRIVATE usable open space options vs. PUBLIC/COMMUNITY usable open space? We do not allow this in multi-family and mixed-use, but is it ok in a single-family context or do we still need to ensure community space is provided?

If we are ok, do we want to limit the private space that counts towards usable open space to a max of 50% (some common space required)?

Garage Standards

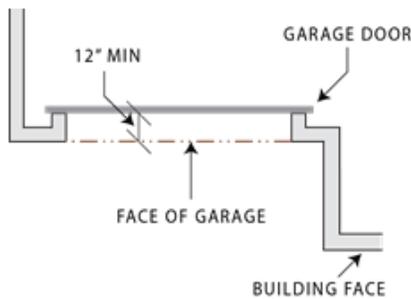
Purpose:

- Protect the pedestrian-scale character of the community by setting min. standards for garage doors that *face* the street.

Options:

The draft code requires the builder to choose a minimum of three enhancement options (one required plus two others).

- **Required:** Garage door shall be recessed a minimum of 12" from the garage face (e.g. when 2"x6" framing is used, the stud plus a brick facing equals the 12" minimum).



- **Options:**
 - Cedar or other wood clad doors
 - Double doors (where allowed)
 - Decorative windows
 - Decorative hardware
 - Reveals and/or texture
 - Arbor
 - Color of the garage doors the same as the home or darker, complementary color
 - J-swing garage shall have a minimum of one (1) window on the side of the garage facing the street, with a minimum size of 3' x 5'

Is this tailored right for Freeland? Do we want to keep the requirements for 3, add more options, need more than 3, eliminate this standard?

Tiny Homes

Purpose:

- Clarify where allowed and standards

Options/Examples:

- Add language that tiny home communities are allowed under **Manufactured Home Park conditions (17.06.320.B & 320.C)**. Consider amending minimum space per unit requirements.
- Add language that tiny home communities are allowed under **Cottage Home conditions (17.06.320.D)**. Consider adding language from manufactured code:
 - Wheels and towing tongues shall be removed
 - All clearance and tail lights shall be removed
 - All homes shall be provided with permanent electrical and plumbing connections and facilities and sewage disposal systems
 - Laundry facilities shall be provided pursuant to ICC 8.03A.040.I.
 - Construction shall meet all standards and requirements of the State of Washington, Island County (Chapter 8.03A ICC), and any other applicable government regulations in effect at the time of installation.

Do we want to add language that allows Tiny Home communities in the NMUGA?

If yes, which code option the best fit? Alternatively, do we allow in both as an either/or option for developers?

Incremental growth – Density shifts

Purpose:

- Allow for incremental growth in a way that is both flexible and predictable
- Be responsive to the market needs of the community as it transitions from rural to urban, while requiring minimal code updates.
- Tool for in-fill and redevelopment, benefiting local residents and developers (can also be attractive to larger builders and developers, but not focused on their needs).

Options:

Planners across the country are trying to find ways to integrate incremental, organic growth directly into their codes. This concept has been incorporated into the draft code by allowing limited increases in allowed uses at certain intersections where zoning district boundaries meet.

Another cutting edge concept that has been gaining ground is coding a community so that neighborhoods are on a continuum instead of static standards. We already incorporate this concept in part by requiring a Future Development Plan to ensure that projects are not developed in a manner that precludes future urban densities. Another option for how to incorporate this into code is set a trigger and criteria for allowing the densities to increase. If the growth rate is XX% of the projected growth rate, for example, a property owner may develop under higher densities - with limits on locations (e.g. only where adjacent to a higher density district for smooth transitions) and cap densities (e.g. max increase of XX%). *This would be considered “alternative measures” under the GMA, in lieu of consideration of an expansion to the NMUGA.*

Should we include density shifts in the code with the transitional use corners (specific locations only)?

Building Size Limits

Purpose:

- Protect the Village character of Freeland

Options:

The draft code prohibits non-residential structures greater than 50,000 gross floor area. **Do we keep, discard, or modify this standard?**

Retail buildings greater than 12,000 sq ft are a type III (otherwise a type II). **Do we keep, discard, or modify this standard?**

Assembly/Event Center space is a type III if greater than 8,000 sq ft (otherwise a type II). **Do we keep, discard, or modify this standard?**

Parking Lot Landscaping Islands

Purpose:

- Incentivize parking to side or rear by reducing landscaping (lowering costs) for preferred parking locations
- Where front parking is allowed/built, ensure high quality, pedestrian-friendly standards

Options:

Landscape island requirements -

| Parking Location | Original Thought | Current Draft |
|------------------|------------------|--|
| Front | 4 spaces | 6 spaces |
| Side | 4 spaces | 10 in BV, BG, NM 12 other districtx |
| Rear | 10 spaces | 20 spaces |

What standards to we feel is appropriate for Freeland?

Connectivity Requirements for Plats

Purpose:

- Provide street patterns that promote pedestrian connections and multiple connection points.
- A well-connected street spreads traffic efficiently, provides greater opportunities for access by service and emergency vehicles, and furthers pedestrian and bicycle mobility.

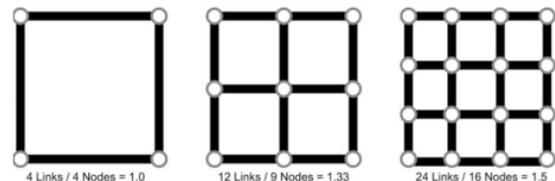
Options:

This concept works jointly with the maximum block lengths to ensure walkable neighborhoods, but also helps with traffic circulation.

External connectivity is promoted by requiring a minimum number of connections to the existing street network. For instance, requiring 2+ access points is very common (esp. for emergency access).

Internal connectivity is promoted through an Internal Street Connectivity Index. *The connectivity index preserves the opportunity to provide culs-de-sac while, at the same, maintaining the integrity of the network as a whole.*

Basically, you divide the number of street segments (links) by the number of intersections (nodes) to come up with a numeric value that represents the connectivity of a given area. A score of 1.4 is typically considered the minimum for a walkable neighborhood.



How to calculate a connectivity index. (Source: Victoria Transportation Policy Institute)

A “connectivity index” indicator is especially valuable for neighborhoods and long plats, but is not applicable to short plats due to the limited number of lots and potential connection points.

Do we want to add a connectivity requirement for long plats in the NMUGA?