

17.06.200 - PERMITTED USES

A. How to use the permitted use tables.

The tables are intended to assist you in learning what uses may be established in the Freeland NMUGA zoning districts and the type of permit that may be required.

Within a table you will see a I, II, or III; these numbers indicate the type of land use decision that is required in order to establish the use. These land use decisions have the following meaning:

I = **Type I permitted use**—Ministerial decision.

II = **Type II conditional use**—Administrative decision.

III = **Type III conditional use**—Hearing Examiner decision.

B. Relationship to other sections of Island County Code.

- The time period established for review of land use decisions shall be as provided by RCW 36.70B.080(1).
- Definitions of uses are found in ICC 17.03.040.
- For more information on land use decision processes, please refer to Chapter 16.19 ICC.

17.06.205 – Transitional Uses.

A. Purpose.

1. To create distinct zoning districts with smooth transitions between districts.
2. To provide for small commercial and live/work units that offer an opportunity for small local businesses that serve the neighborhood needs (small restaurant, doctor's office, etc.) in close proximity to residential areas without disrupting residential neighborhoods.
3. To allow transitional uses to be utilized in lieu of zoning amendments to increase flexibility in the community while still protecting the integrity of the character of the existing neighborhoods.
4. May be used in conjunction with density shifts (see ICC 17.06.105) as a part of phasing of future growth to accommodate additional housing units as a Reasonable Measure in lieu of expanding the boundary of the NMUGA.

B. Limitations.

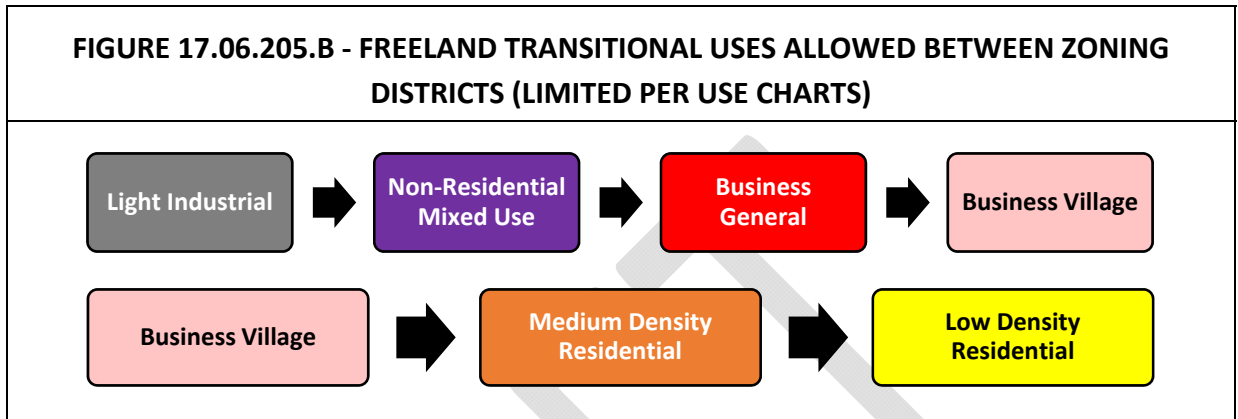
Limitations on transitional uses are important part of protecting the integrity of the character of the district. Limitations shall include locations where transitional uses are allowed and the types of uses that are allowed to transition.

1. Locations of transitional uses.
 - a. Transitional uses are only allowed at zoning district boundaries, where a property is adjacent to a district that allows additional uses (adjacent to Non-Residential Mixed-Use, Business General, and Business Village districts only).
 - b. Transitional uses are limited to the intersections that meet the above criteria; no mid-block, non-contiguous transitions will be permitted excepting that lots within 200 linear feet of identified

intersections are allowed transitional uses if the corner lot and all lots between (if any) have transitioned.

2. Transitional uses.

- a. Transitional uses are limited to those specifically identified by note seven (7) on the use tables (ICC 17.06.210 & 17.06.220). A subset of the uses allowed in the more intense district are identified as allowed as transitional uses for the next district down, as shown in the figure below:



- b. Transitional uses do not change the underlying zoning district requirements related to lot sizes, building setback, and building heights.
3. The Planning Director may apply additional conditions to protect the neighboring uses, based on site constraints and existing uses on neighboring properties.

17.06.210 - Residential Uses.

See ICC 17.06.500-580 for site design and ICC 17.06.600-680 for building design standards.

Table 17.06.210.A - Residential & Residential Accessory Uses

	Low Density Residential	Medium Density Residential	Business Village	Business General	Non-Residential Mixed-Use	Light Industrial	
USE TYPE	LD	MD	BV	BG	NM	LI	RELATED CODE(S)
Single Family, detached (1 unit)	I	I (3)					For Mobile Homes, see also ICC 17.06.320.B
Duplex (2 units)	II (6,7)	I (3)	II (1)				
Single Family, attached (3 – 4 units)	II (6,7)	I (3,8)					Townhomes: ICC 17.06.320.E
Manufactured home park	II	II					ICC 17.06.320.C
Cottage housing	II (6,7,8)	I (3)	I (2)				ICC 17.06.320.D
Multi-Family (5+ units)	II (7)	II (3,8)	II (2,3,5)	II (2,3,5)	II (2,3,5)		Includes courtyard apartments and bungalow courts
Mixed-Use Residential, small (1 – 4 units)		II (3,5,7,8)	II (3,8)	II (3)	II (3)		Includes live/work units
Mixed-Use Residential (5+ units)			II (3,8)	II (3)	II (3)		
Residential Care Home	II (1,3,9)	II (1,3,9)					Up to 6 clients: ICC 17.06.360.C
Group Home / Adult Family Home	II (8,9)	II (8,9)	II (1,3,8,9)				7 – 11 clients: ICC 17.06.350.D 12 or more clients: ICC 17.06.350.E
Assisted Living / Nursing Home	II (3,7,9)	II (9)	II (1,3,8,9)				
Accessory Living Quarters	I (1)	I (1)	I (1)				ICC 17.06.320.A
Guest Cottage	I (1)	I (1)	I (1,5)				ICC 17.06.320.A
Home Occupation	I or II (1)	I or II (1)	I or II (1)	II (1)	II (1)		ICC 17.06.310.A
Home Industry	II (1,8)	II (1,8)	II (1)	II (1)	II (1)		ICC 17.06.310.B

NOTES:

- (1) May be allowed as an accessory use only, subject to ICC 17.06.300-350.
- (2) Not allowed on Main Street or Harbor Avenue frontages.
- (3) Not allowed within 500-ft of Industrial (LI) district.
- (4) Not allowed within 300-ft of a residential district (LD or MD) or existing residential use.
- (5) May be allowed as a component of a mixed-use development if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use. Mixed-use may be attached units or with residential in a separate building. In no case shall residential component have more square footage than the non-residential uses.
- (6) May be allowed as a component of a cluster development, under the PRD provisions in Chapter 16.17 ICC.
- (7) May be allowed as a transitional use under the provisions of ICC 17.06.205.
- (8) Type II approval if SEPA required (per Chapter 43.21C RCW and 197-11 WAC), Type I approval if SEPA Exempt.
- (9) Number of bedrooms shall be limited by the septic/sewer capacity.

17.06.220 - Non-Residential Uses.

See also ICC 17.06.305 for general standards, ICC 17.06.500-580 for site design standards, and ICC 17.06.600-680 for building design standards.

Table 17.06.220 - Non-Residential Uses								
		Low Density Residential	Medium Density Residential	Business Village	Business General	Non-Residential Mixed-Use	Light Industrial	
		= Type I permitted use	= Type II conditional use	= Type III conditional use				
USE TYPE		LD	MD	BV	BG	NM	LI	RELATED CODES(S)
Lodging	Bed & Breakfast Room	(1,3,9)	(1,3,9)	(1,9)				1 - 2 rooms - ICC 17.06.330.A.1
	Bed & Breakfast Inn		(3,7,8,9)	(5,9)				3 to 6 rooms - ICC 17.06.330.A.2
	Country Inn		(3,7,8,9)	(9)	(3,9)			7 to 40 rooms - ICC 17.06.330.B
	Emergency Shelter / Transitional Housing		(3,5,9)	(5,8,9)	(3,8,9)			Type II in MD if total gross size is less than 4,000 square feet
	Hotel / Motel			(9)	(3,9)	(3,9)		ICC 17.06.330.C
Office	Flex Office			(8)	(8)	(8)	(8)	
	Health Care Facilities		(7,8)	(8)	(8)	(8)	(8)	
	Office Building		(7,8)	(8)	(8)	(8)	(8)	
Services	Banks / Financial Institutions							
	Cultural Centers		(7)					
	Day Care Center, Small	(1)						Up to 6: ICC 17.06.350.C 7 - 12: ICC 17.06.350.D
	Day Care Center		(3,7)		(3)	(3)		ICC 17.06.350.E
	Dry Cleaners							
	Fuel Service							ICC 17.06.340.C
	Churches / Schools							ICC 17.06.350
	Police / Fire Station							ICC 17.06.350.F
	Kennels and animal shelters					(4)	(4)	ICC 17.06.350.G
Food Service	Restaurant, no Drive-Thru		(7)					
	Restaurant, w/ Drive-Thru							ICC 17.06.540.D.5
	Commercial Kitchen (Stand-Alone)				(7)			
	Coffee Shops		(7)					w/ or w/o Drive-Thru
	Farm Stand or Push Cart			(2,7)	(2)	(2)		
	Food Truck (inc. Food Truck Court)			(7)	(2)	(2)		
	Farmers Market			(7)				
	Grocery Store			(7)				
Retail	Artist Studio		(7)	(2)	(2)	(2)		Non-habitable space
	Garden Center / Lumber Yard							
	Marijuana, Retail Sales				(10)	(10)		ICC 17.03.180.BB

USE TYPE	LD	MD	BV	BG	NM	LI	RELATED CODES(S)
Retail Sales & Services		III ⁽⁷⁾	II	II	II		Type III if greater than 12,000 sf
Entertainment / Recreation	Bar / Nightclub		II	II ⁽¹⁰⁾	II ⁽¹⁰⁾		
	Assembly / Event Center			II	II	II	Type III if greater than 8,000 sf
	Outdoor Auditorium			II	II		
	Community Center / Library / Museum		II	II	II		
	Health Club / Gymnasium			II	II	II	
	Amusement, Indoor			II ⁷	II	II	
	Amusement, Outdoor				II	II	
	Theatre, Live			II	II	II	
	Water-Dependent Uses (Marina, Launch)				III	III	Per SMP – Chapter 17.05A ICC
Manufacturing / Industrial	Artisan Workshop		II	I ⁽²⁾	I ⁽²⁾		ICC 17.06.340.B
	Automotive Repair			II ⁽⁷⁾	II	II	
	Boat Building, Repair, & Related Industry					III	
	Brewery / Distillery / Winery / Coffee Roaster		I ⁽²⁾	I ⁽²⁾	I ⁽²⁾	I ⁽²⁾	
	Light Manufacturing				II	II	
	Research & Development				II	II	
	Storage, Commercial or Mini-Storage					II	ICC 17.06.340.D
	Storage, Outdoor						ICC 17.06.340.E
	Warehousing and Distribution Centers					II	II
Utilities	Small Cell Technology	I or III	I or III	I or II	I or II	I or II	(femtocells, picocells, and microcells) Type I if no new structure
	Communications Tower			III	III	III	ICC 17.03.180.L.8
	Essential Public Facilities				III	III	ICC 16.19.060
	Major Utilities				III	III	
	Minor Utilities				III	III	
	Water Tank	III				III	III

NOTES:

- (1) May be allowed as an accessory use only, subject to ICC 17.06.300-350.
- (2) Not allowed on Main Street or Harbor Avenue frontages.
- (3) Not allowed within 500-ft of Industrial (LI) district.
- (4) Not allowed within 300-ft of a residential district (LD or MD) or an existing residential use.
- (5) May be allowed as a component of a mixed-use development (separate building or attached) if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use. Mixed-use may be attached units or with residential in a separate building. In no case shall residential component have more square footage than the non-residential uses.
- (6) May be allowed as a component of a cluster development, under the PRD provisions in Chapter 16.17 ICC.
- (7) May be allowed as a transitional use under the provisions of ICC 17.06.205.
- (8) Type II approval if SEPA required (per Chapter 43.21C RCW and 197-11 WAC), Type I approval if SEPA Exempt.
- (9) Number of bedrooms shall be limited by the septic/sewer capacity.
- (10) Not allowed within 1,000-ft of an elementary or secondary school; playground; recreation center or facility; child care center; public park; public transit center; library; or any game arcade (where admission is not restricted to persons age twenty-one or older).