

17.06.150 - Overlays.

Where there is a conflict between this section and other sections of this chapter, the overlay criteria contained in this section shall apply.

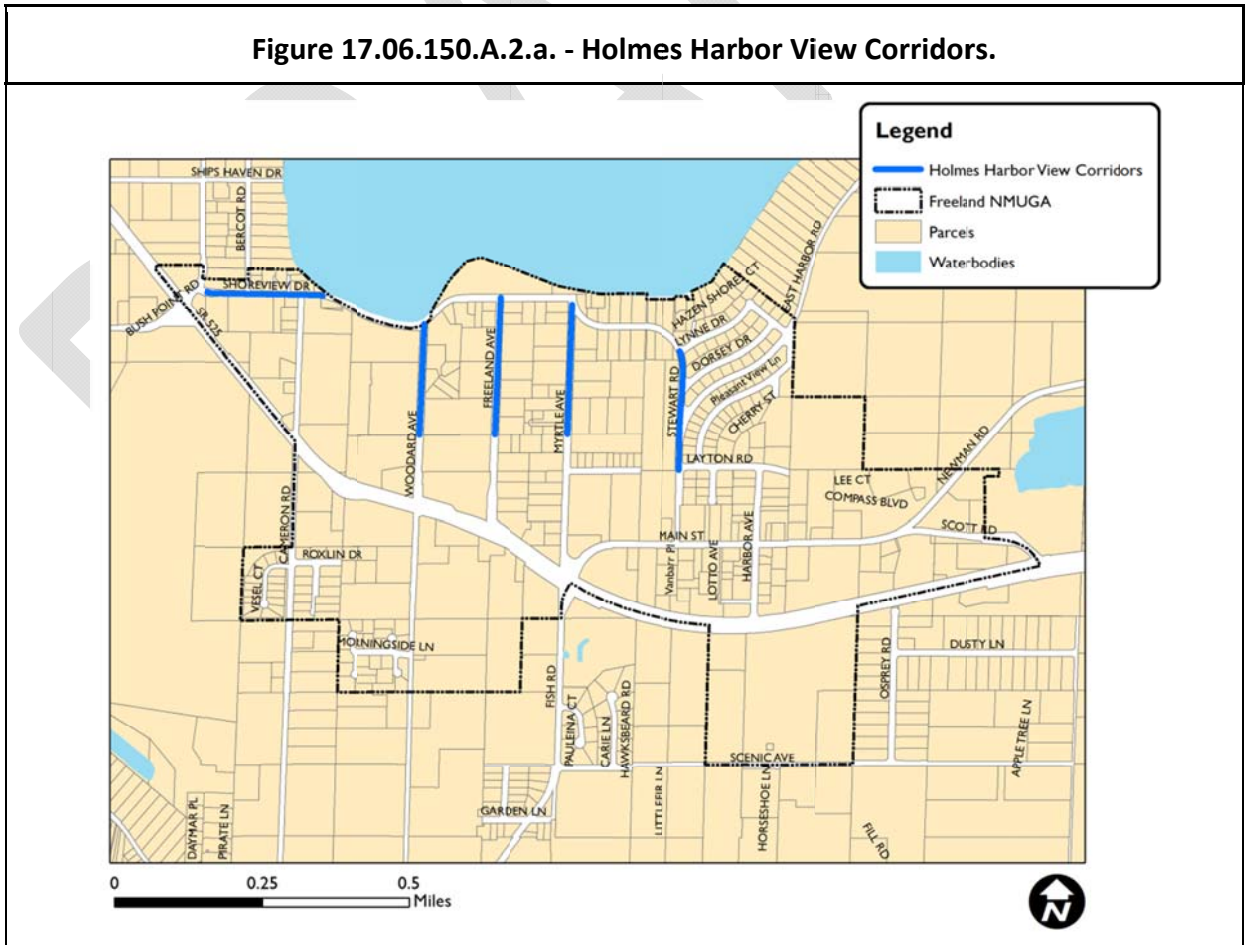
A. Holmes Harbor View Corridors.

1. Purpose

- a. Ensure that views of Freeland and Holmes Harbor are preserved so that Freeland maintains its connection to nature while it develops.
- b. Ensure that there is diversity in the built environment and minimize repetitive patterns.
- c. Ensure that buildings fit within the context of the established built environment and do not impact the view corridor.
- d. Ensure that mature trees are a key element of the future viewshed without blocking sight lines along view corridors.
- e. Mitigate the negative visual impacts arising from the scale, bulk, and mass inherent to commercial buildings and centers.

2. Applicability.

- a. The Holmes Harbor View Corridors are along public rights-of-way identified in Figure 17.06.150.A.2.a. All properties adjoining the designated corridors are subject to these standards.

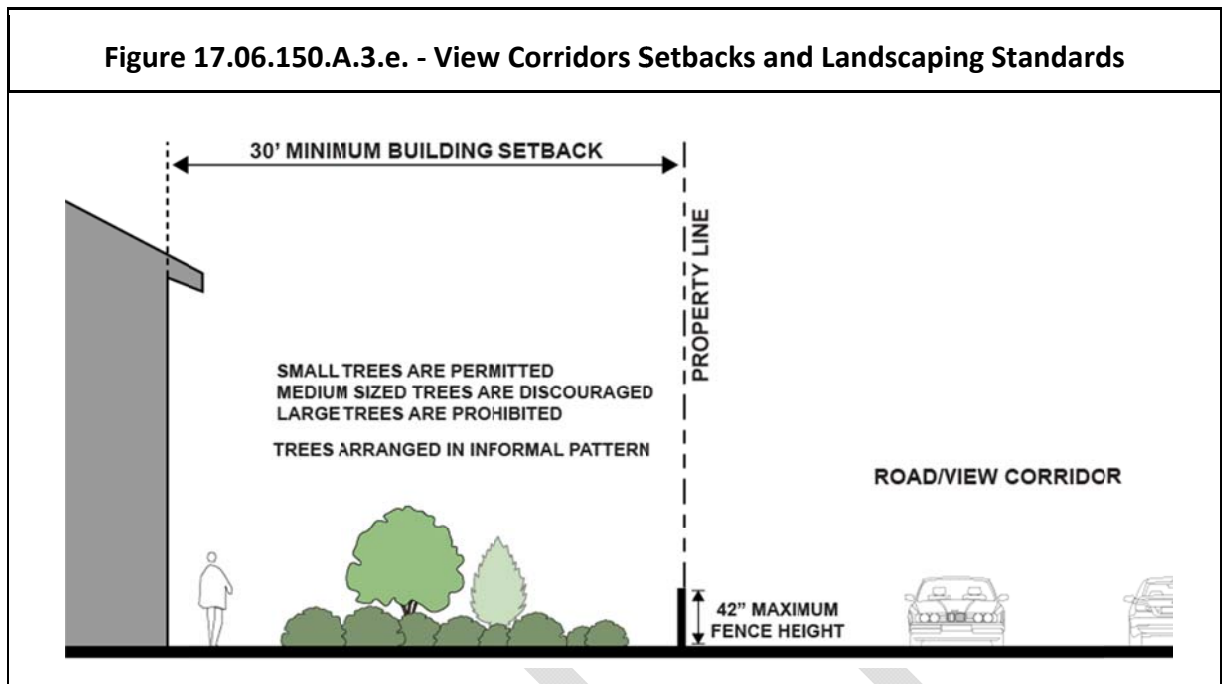


3. Holmes Harbor View Corridor standards

- a. Building placement. Buildings shall be set back a minimum of 30 feet from the street right-of-way of the adjoining view corridor.
- b. Building Height Step Back.
 - (i) Height shall be limited for any portion of a building that is less than 40 ft from the property line along the view corridor, per Table 17.06.150.A.3.b.

TABLE 17.06.150.A.3.B. – BUILDING HEIGHT STEP BACKS FOR VIEW CORRIDORS		
Zoning District	< 40 ft from property line along view corridor frontage	≥ 40 ft from all property lines
Low Density	25 ft	30 ft
Medium Density	25 ft	35 ft
Business Village	30 ft	40 ft or greater (per ICC 17.06.120.A)
Business General	30 ft	35 ft
Non-Residential Mixed-Use	30 ft	35 ft
Industrial	30 ft	35 ft

- (ii) A green roof or rooftop deck may be utilized in the 40 ft step back area. Safety railings for these areas cannot extend above the building height limit except where railings have a transparency of 90% or greater (i.e. glass, etc.).
- c. Building design.
 - (i) Avoid repetition within the viewshed. In order to achieve diversity within the viewshed the following design aspects of existing buildings located within one-hundred (100) feet of the perimeter of the proposed development activity should be considered:
 - (1) Roof color, roof style, roof line, roof pitch, and roof material.
 - (2) Building color, height, and shape.
 - (3) Building and roof colors should not have a light reflectivity value (LRV) greater than 35%.
 - (ii) Buildings may be designed to appear as a cluster of buildings rather than as a single building. Encourage larger structures to modulate the structure’s massing to reduce the perceived scale of the building.
- d. Landscaping.
 - (i) Informal arrangements of trees and plantings within the front yard are encouraged, but should not exceed 30 feet in height at maturity.
 - (ii) Street trees shall be no more than 30 feet in height at maturity.
- e. Fences and hedges in the front yard shall be no more than 42 inches in height.



B. State Highway 525 Overlay District.

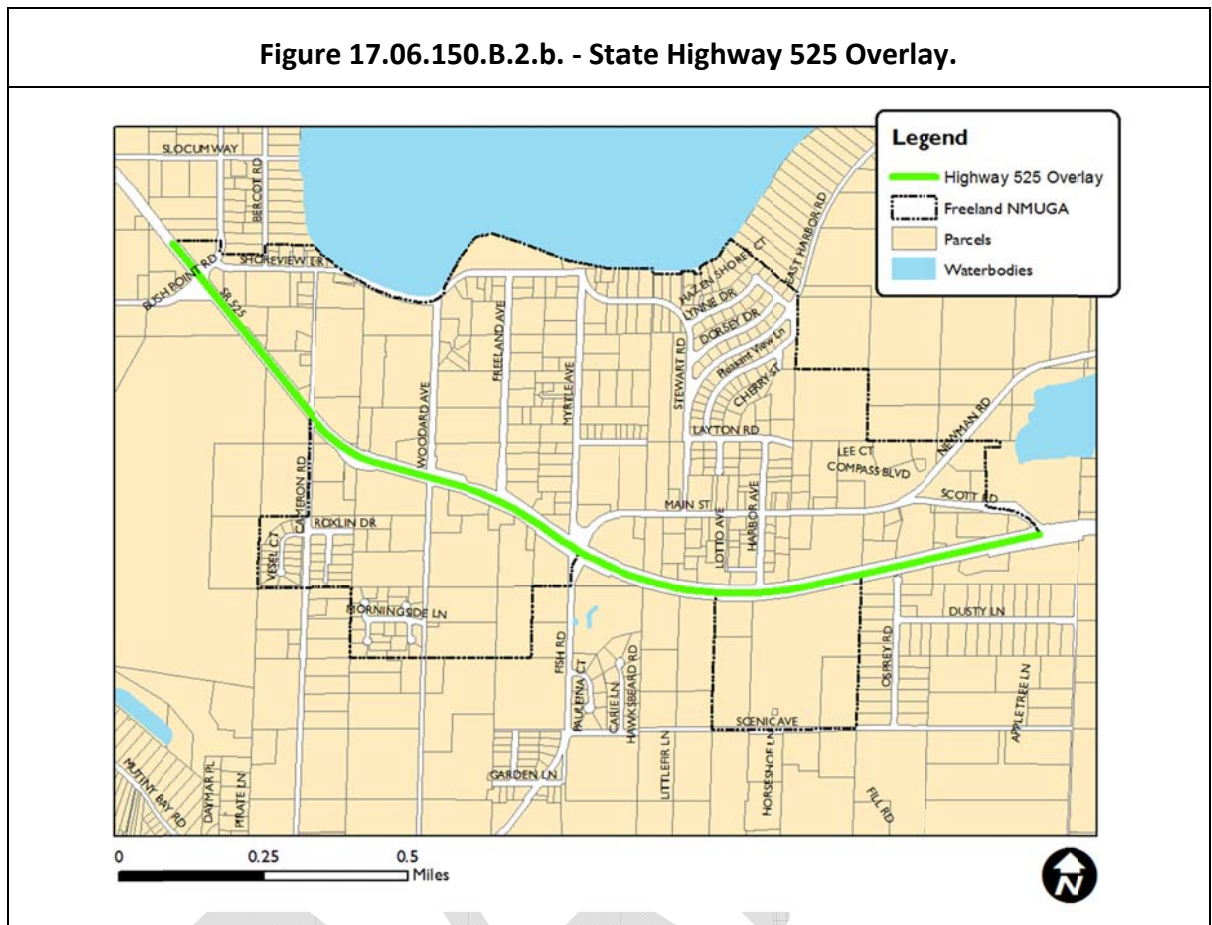
1. Purpose:

- a. To protect the rural character along the Highway 525, which has been officially designated as a scenic byway and limited access facility by the State of Washington; and
- b. Ensure that new development and land use activity located along State Highway 525 is carried out in a manner that maintains, promotes, and enhances the rural character of Island County.

2. Applicability.

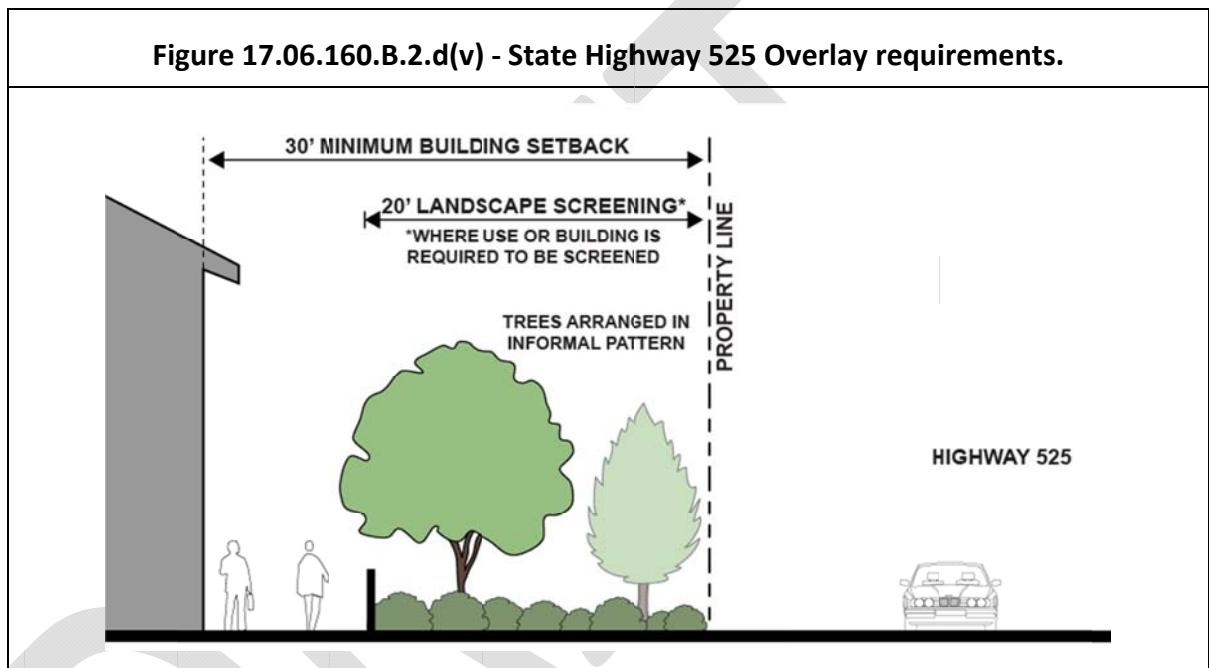
- a. This section establishes supplemental criteria for properties which have one or more property lines bordering the Highway 525 right-of-way. Additional development criteria and requirements for landscaping, building setbacks and orientation, and commercial signage are applied in this area.
- b. The extent of the overlay is established in Figure 17.06.150.B.2.b.

Figure 17.06.150.B.2.b. - State Highway 525 Overlay.



2. Overlay standards
 - a. Building placement. Buildings shall be set back a minimum of 30 feet from Highway 525 right-of-way.
 - b. Building design.
 - (i) Buildings are subject to the standards in ICC 17.06.600 and the following:
 - (ii) For properties and/or structures that are located at the intersection of State Highway 525 and a public road, architectural features incorporated into the design of the building facing towards the highway and/or public road shall have the same level of architectural detail and articulation as the main façade of the building. Building facades that are screened from the highway by topography and/or landscaping screens are exempt from this standard.
 - c. Parking shall be set back a minimum of 20 feet from State Highway 525 ROW.
 - d. Landscaping
 - (i) Form. Landscaping along State Highway 525 is to follow meandering lines where trees and shrubs are varied in height, species, spacing, color, and shape. Repetition and linear forms are prohibited. Where berms are constructed, topography shall vary and the berm footprint must vary; avoid a strict rectilinear form except where screening is desired or required.
 - (ii) Trees. One 3 inch caliper tree is required for every 45 linear feet of frontage. A mix of native deciduous and coniferous trees is required where the ratio of deciduous to coniferous shall be between 1:3 and 1:5.

- (iii) Open landscaping. For uses where visibility into the site and to buildings is desired by the applicant, utilize a mix of low level landscaping elements mixed with informal groupings of trees that add visual relief while maintaining desired visibility into the site.
- (iv) Landscape screening.
 - (1) For parking areas visible from State Highway 525, a Type A living screen (ICC 17.06.540.E) a minimum of 20 feet wide is required, designed to achieve a full screen of the parking area within five years (see ICC 17.06.540.E.8(2)).
 - (2) For buildings with blank walls (as defined in ICC 17.06.650) and for uses with outdoor storage, a Type A living screen (ICC 17.06.540.E.) a minimum of 20 feet wide is required, designed to achieve a full screen of the first floor of a building within five years (see ICC 17.06.540.E.8).



- e. Signs.
 - (i) Freestanding monument signs (ICC 17.06.560.C.2) within 40 feet of the Highway 525 right-of-way may be up to 18 feet high. Where there is a conflict between this provision and elsewhere in the code, this provision shall control.
 - (ii) Signs shall be set back a minimum of 10 feet from the Highway 525 right-of-way.
 - (iv) Signs visible from the highway are subject to the state Highway Advertising Control Act, Chapter 47.42 RCW and Chapter 468-66 WAC; only those signs permitted along the scenic system shall be erected or maintained. Where there is a conflict between this section and Chapter 47.42 RCW, the more restrictive shall apply.