

17.06.210 - Residential Uses.

See ICC 17.06.500-580 for site design and ICC 17.06.600-670 for building design standards.

TABLE 17.06.210 - RESIDENTIAL & RESIDENTIAL ACCESSORY USES								
I = Type I permitted use II = Type II conditional use III = Type III conditional use		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	Single Family, detached (1 unit)	I	I (3)					For Mobile Homes, see ICC 17.06.320.B
	Duplex (2 units)	II (6,7)	I (3)	I (2)				
	Single Family, attached (3 – 4 units)	II (6,7)	I (3,8)	I (2)				Townhomes: ICC 17.06.320.E
	Manufactured home park	II	II					ICC 17.06.320.C
Multi-Family	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, villa, and/or bungalow apartments
	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)		
Group Quarters	Residential Care Home	II (1,3,9)	II (1,3,9)					Up to 6 clients: ICC 17.06.350.C
	Group Home / Adult Family Home	II (8,9)	II (8,9)	II (1,3,8,9)				ICC 17.06.350.C
	Assisted Living / Nursing Home	II (3,7,9)	II (9)	II (1,3,8,9)				
Accessory Uses & Structures	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
	Accessory structures	I (1)	I (1)	I (1)	I (1)	I (1)	I (1)	Garage, shed, shop, etc.

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 17.06.600-670 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 guest rooms - ICC 17.06.330.A.1
	Bed & Breakfast Inn		(3,7,9)	(5,9)				3 to 6 guest rooms - ICC 17.06.330.A.2
	Emergency Shelter / Transitional Housing		(3,5,9)	(5,9)	(3,9)			In MD district: Type if <4,000 sf Type if ≥ 4,000 sf
	Hotel / Motel			(9)	(3,9)	(3,9)		7 or more guest rooms - ICC 17.06.330.C
Office	Flex Office			(8)	(8)	(8)	(8)	
	Health Care Facilities		(7)	(8)	(8)	(8)	(8)	
	Office Building		(7)	(8)	(8)	(8)	(8)	
Services	Banks / Financial Institutions							
	Cultural Centers		(7)					
	Day Care Center, Small	(1)						ICC 17.06.350.C
	Day Care Center		(3,7)		(3)	(3)		ICC 17.06.350.C
	Dry Cleaners							
	Fuel Service							ICC 17.06.340.G
	Churches / Schools							ICC 17.06.350
	Police / Fire Station							ICC 17.06.350.D
Kennels and animal shelters					(4)	(4)	ICC 17.06.350.E	
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				(2)	(2)		ICC 17.06.340.E
	Food Truck Court							ICC 17.06.340.F
	Farmers Market			(7)				
Grocery Store			(7)					

USE TYPE		LD	MD	BV	BG	NM	LI	RELATED CODES(S)
Retail	Artist Studio		III ⁽⁷⁾	I ^(2,8)	I ^(2,8)	I ^(2,8)		Non-habitable space
	Garden Center / Lumber Yard					II	II	
	Marijuana, Retail Sales				III ⁽¹⁰⁾	III ⁽¹⁰⁾		ICC 17.03.180.BB
	Retail Sales & Services		III ⁽⁷⁾	II	II	II		Type III if ≥12,000 sf
Entertainment / Recreation	Bar / Nightclub / Remote Tasting Room			II	II	II		
	Assembly / Event Center				II	II	II	Type III if ≥8,000 sf
	Events							Not allowed in LD & MD Districts; ICC 17.06.340.D
	Outdoor Auditorium				II	II		
	Community Center / Library / Museum			II	II	II		
	Health Club / Gymnasium			II	II	II	II	
	Amusement, Indoor			II	II	II	II	Type III if ≥500 sf
	Amusement, Outdoor					II	II	Type III if ≥1,000 sf; ICC 17.06.340.A
	Theatre, Live			II	II	II		
	Water-Dependent Uses (Marina, Launch)					III	III	Per SMP – Chapter 17.05A ICC
Manufacturing / Industrial	Artisan Workshop			II	I ^(2,8)	I ^(2,8)		ICC 17.06.340.B
	Automotive Repair				II ⁽⁷⁾	II	II	ICC 17.06.340.C
	Boat Building, Repair, & Related Industry						III	
	Food Processing				II ⁽⁸⁾	I ⁽⁸⁾	I ⁽⁸⁾	
	Winery / Cidery / Brewery / Distillery / Coffee Roaster			I ^(2,8)	I ⁽⁸⁾	I ⁽⁸⁾	I ⁽⁸⁾	
	Light Manufacturing					II	II	
	Research & Development					II	II	
	Storage, Commercial or Mini-Storage						II	ICC 17.06.340.I
	Storage, Outdoor							ICC 17.06.340.J
	Warehousing and Distribution Centers					II	II	
Utilities	Communications, Small Cell	II ⁽¹⁾	II ⁽¹⁾	II ⁽¹⁾	II ⁽¹⁾	II ⁽¹⁾	II ⁽¹⁾	
	Communications Tower				III	III	III	ICC 17.03.180.L.8
	Essential Public Facilities				III	III	III	ICC 16.19.060
	Major Utilities					III	III	
	Minor Utilities					III	III	
	Water Tank	III				III	III	ICC 17.06.350.H

NOTES:

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- (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) Per RCW 69.50.331, 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).

17.06.230 - Prohibited Uses.

The following uses are prohibited within the Freeland NMUGA.

- A. Composting and grinding.
- B. Junk and/or salvage yard (includes outdoor storage of junk and/or junk vehicles).
- C. Marijuana, outdoor grow.
- D. Outdoor shooting Gallery / Gun Club.
- E. Non-residential structure greater than 50,000 square feet of gross floor area.

17.06.240 - Temporary Uses.

A. **Purpose.** This Section allows for the establishment of certain temporary uses of limited duration and events provided that such uses do not negatively affect adjacent properties, and provided that such uses are discontinued upon the expiration of a set time period. Temporary uses and events do not involve the construction or alteration of any permanent building or structure. The following temporary uses may be conducted upon temporary use approval. Each use shall meet the requirements of this chapter, the underlying zoning district, and the following standards. (For events, see ICC 17.06.340.D.)

B. General Standards.

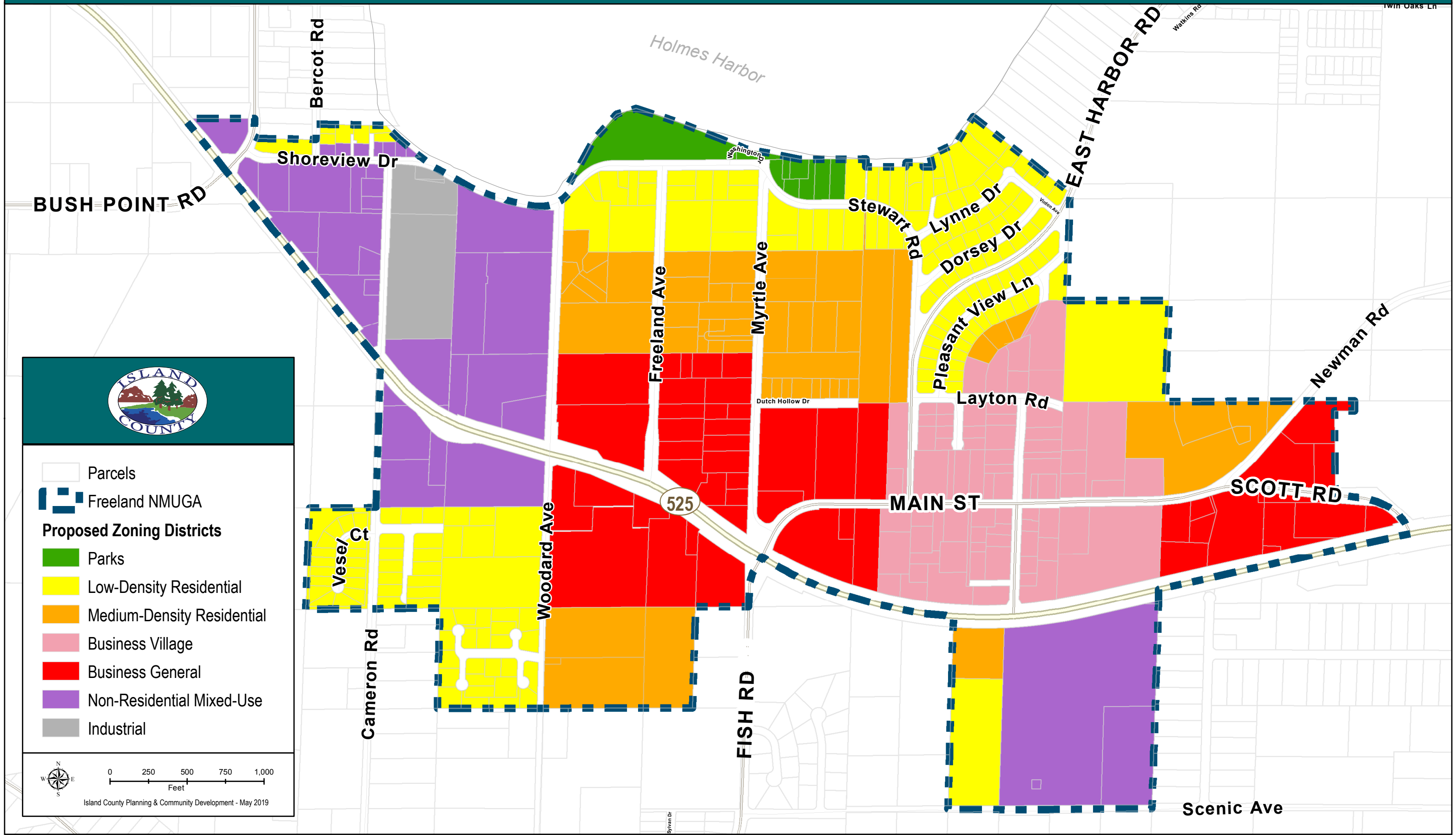
1. The temporary use, structure, or event shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare. The temporary use, structure, or event shall not have substantial adverse effects or noise impacts on nearby residential neighborhoods.


All uses shall be confined to the dates specified in the certificate of temporary use.

2. Hours and duration of operation shall be confined to those specified in the certificate.
3. The site shall be cleared of all debris at the end of the temporary use and cleared of all temporary structures within thirty (30) days after the termination of the temporary use. A cash bond, the sum of which is to be determined by the county engineer, or a signed contract with a disposal firm, shall be required as part of the application for a certificate of temporary use when determined necessary by the










Freeland Non-Municipal Urban Growth Area (NMUGA) - Zoning Districts


Showing the Freeland NMUGA Boundaries as updated in 2016, Zoning Districts to be applied with the adoption of Ordinance C-49-19 (June 2019)





ISLAND COUNTY

-  Parcels
-  Freeland NMUGA
- Proposed Zoning Districts**
-  Parks
-  Low-Density Residential
-  Medium-Density Residential
-  Business Village
-  Business General
-  Non-Residential Mixed-Use
-  Industrial



0 250 500 750 1,000
Feet

Island County Planning & Community Development - May 2019

This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.