




Freeland Development Regulations

Planning Commission

October 9, 2017

Island County Planning & Community Development
GMA Item No. 13026



Freeland Development Regulations

Workshop Discussion

- Updated Timeline
- Zoning Districts
- Permitted Uses
- Rezoning Criteria



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Updated Timeline

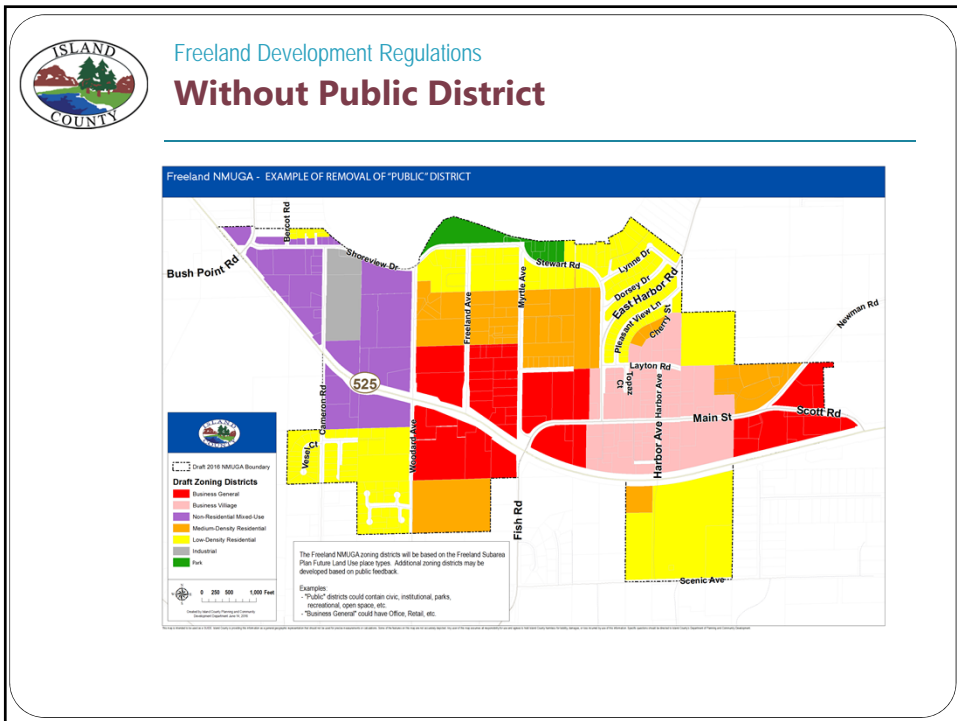
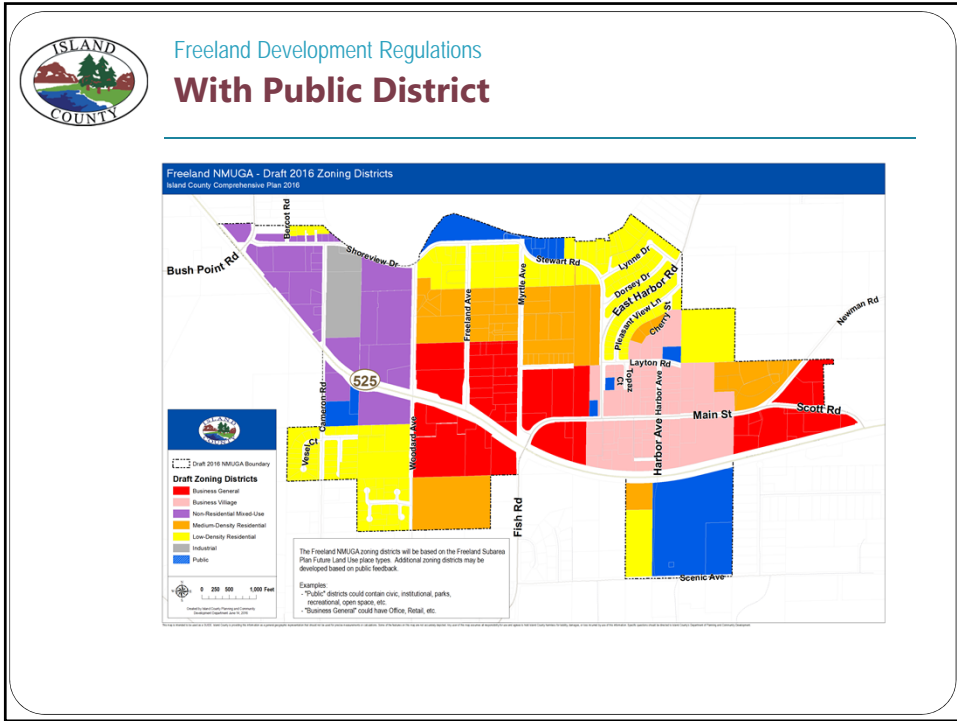
- **Planning Commission meetings – review of code by sections.**
 - 10/09 - zoning districts, permitted uses, rezoning criteria, overlays
 - 10/23 - overlays, block frontages, building type standards, signs
 - 11/13 - commercial & MF design standards, parking, landscaping & screening
 - 11/27 – non-conforming uses
 - 12/11 - other changes to ICC (180, etc.) to add/implement Freeland districts
- **Stakeholder meetings through end of year.**
- **Community meetings first part of 2018.**



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Zoning Districts

- **Review each district**
- **Staff proposing that we eliminate the “Public” district**





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Permitted Uses

- Uses by District
- Review "Transitional" Uses Concept



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Rezoning Criteria

- Staff proposing use of General Criteria only, instead of creating specific rezoning criteria.
- Will need to add:
 - Reclassification to Low-Density Residential (LD) allowed only when applying NMUGA zoning districts during an expansion of the NMUGA.
 - (No down-zoning in urban area)
 - Reclassification to Industrial (IND) is prohibited.