



# Mixed-Use and Multifamily Development

## Mixed Use Development

A development involving a combination of residential and non-residential uses. Typically, a mixed use structure may have non-residential uses at street level with residential uses on the second floor.

## Multifamily Development

Five (5) or more residential dwelling units in one (1) building or in building(s) joined by common walls. Multi-family housing does not include attached dwelling units in a PRD, duplexes, triplexes or fourplexes.

GMA-restricted to the Following Zones

*Rural Center Rural Village Camano Gateway Village Rural Service*

## Requirements and Standards for Each Zone

### Rural Center Zone

**Permitted Use - Type I Decision:** Mixed Use or Multifamily development not to exceed 12,000sqft of gross floor area or 8 dwelling units/lot

**Conditional Use - Type II Decision:** Mixed Use or Multifamily development that exceeds 12,000sqft or 8 dwelling units/lot

**Lot/Density Requirements for Rural Center Zone:** Minimum lot size required by County Health Department. Maximum residential density permitted by County Health Department

### Rural Village Zone

**Permitted Use - Type I Decision:** Mixed Use development not to exceed 4,000sqft of gross floor area or 8 dwelling units/lot

**Conditional Use - Type II Decision:** Mixed Use development that exceeds 12,000sqft or 8 dwelling units/lot

**Lot/Density Requirements for Rural Center Zone:** Minimum lot size required by County Health Department

### Camano Gateway Village Zone

**Permitted Use - Type I Decision:** Mixed Use development not to exceed 4,000sqft of gross floor area or 8 dwelling units/lot where the residential component is located on the second floor or, if it is detached, the residential component is fully integrated into a commercial development where there is a physical and functional connection between the commercial and residential uses

**Conditional Use - Type II Decision:** Mixed Use development that exceeds 8 dwelling units/lot

**Lot/Density Requirements for Rural Center Zone:** The minimum lot size in the CGV Zone is 21,780 square feet (one-half-acre); however, residential units that are part of a mixed use development may create lot sizes that allow each unit to be on its own separate parcel, e.g., zero (0) lot line. 2. Mixed use development shall not exceed a density of three (3) dwelling units/acre.

### Rural Service Zone

**Permitted Use - Type I Decision:** Mixed Use development not to exceed 4,000sqft of gross floor area or 6 dwelling units/lot

**Lot/Density Requirements for Rural Center Zone:** Lot size requirements shall be the minimum lot size required by County Health Department requirements but shall not exceed two and one-half (2.5) acres

Image credit: Bruinier & Associates