



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

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