



To: Bryan Beel, Chair  
 Planning Commission

From: Sarah Fox, Senior Planner

Date: March 17, 2015

**A Sample of Mixed Use Codes in our Region**

Jurisdiction	Residential Density	Required Mix of Uses	Optional (Overlay) or Zone
City of Camas MX Code (18.24)	No Min. or Max.	No mix limits	Zone
City of Camas MXP (18.22)	Min 8 D.U./acre to Max. 24 D.U. /acre	25-50% mix of all uses	Zone (not on map)
• <u>Proposed MXP Overlay (18.22)</u>	<i>No change</i>	<i>No change</i>	<b><u>Overlay</u></b>
City of Camas NC, DC and CC Zones	No Min. or Max.	No mix limits	Zones
City of Washougal TC (18.35) Pop. 14,580	Ratio required	Floor area ratios 0.5 non-residential 1.0 residential	Zone
City of Centralia C-3 Core (20.24) Pop. 16,600	Ratio required	Min. 25% Commercial Max. 75% Residential	Zone
Bainbridge Island Town Centers (18.06) Pop. 23,190	Ratio required	Floor area ratios 0.3 to 0.6 commercial 0.3 to 1.0 Mixed use 0.3 to 0.5 Residential	Overlay
City of Vancouver MX (20.430.060) Pop. 164,500	Min. 12 D.U./acre and Ratio required	Min. 50% ground floor area of building must be commercial or office use Overall site no less than 20% mix of uses	Overlay and Zone
Clark County, WA MX (40.230.020)	Mix of housing <b>types</b> required Min. 12 D.U./acre to Max. 43 D.U. /acre	Min. 20% of residential and 20% commercial	Zone
Clark County, WA Rural MX (40.250.080)	Min. 1 D.U.	Max 50% residential gross floor area	Overlay

Note: "D.U." means "dwelling unit"