

*Amend the permitted uses in the General Commercial District in the Official Whatcom County Zoning Ordinance, WCC 20.62.065, as follows:*

.065 One single-family dwelling per lot of record subject to:

(1) Health department requirements regarding soil type and water supply.

(2) Height regulations, lot coverage, open space, development standards and performance standards shall be in accordance with the provisions of Chapter [20.20](#) WCC; except that side and rear yard setbacks shall be 10 feet from vacant, adjacent, commercially zoned properties.

(3) A deed restriction recorded with the Whatcom County auditor is attached to the lot(s) at the time of building permit issuance stating that the dwelling(s) is located in a General Commercial zone and buyers should be aware that commercial uses will be allowed on surrounding parcels and owners have no grounds for protest.

(4) Such use requires a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

(5) Within the Columbia Valley Urban Growth Area, single family dwellings are not permitted in the General Commercial zone.

*Amend the permitted uses in the General Commercial District in the Official Whatcom County Zoning Ordinance, WCC 20.62.066, as follows:*

.066 Duplexes and multifamily dwellings not to exceed 18 units per acre subject to:

(1) Availability of adequate public sewer, or water, and appropriate storm drainage;

(2) The maximum number of units shall be determined by the health department based on soil type and water supply;

(3) Provision of adequate right-of-way and street improvements to bring adjacent roadways up to necessary standards;

(4) Height regulations, lot coverage, open space, development standards and performance standards shall be in accordance with the provisions of Chapter [20.22](#) WCC;

(5) Site plan review shall be done by the technical review committee to ensure compliance with the intent of the general development standards WCC [20.62.650](#). Four or less units per acre are exempt from this requirement;

(6) A deed restriction recorded with the Whatcom County auditor is attached to the lot(s) at the time of building permit issuance stating that the dwelling(s) is located in a General Commercial zone and buyers should be aware that commercial uses will be allowed on surrounding parcels and owners have no grounds for protest;

(7) Duplexes and multifamily dwellings shall not be located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

(8) Within the Columbia Valley Urban Growth Area, duplex and multifamily development shall not occupy more than 25% of the total land area in the General Commercial zone. This restriction does not apply to dwellings located above ground-floor commercial development.