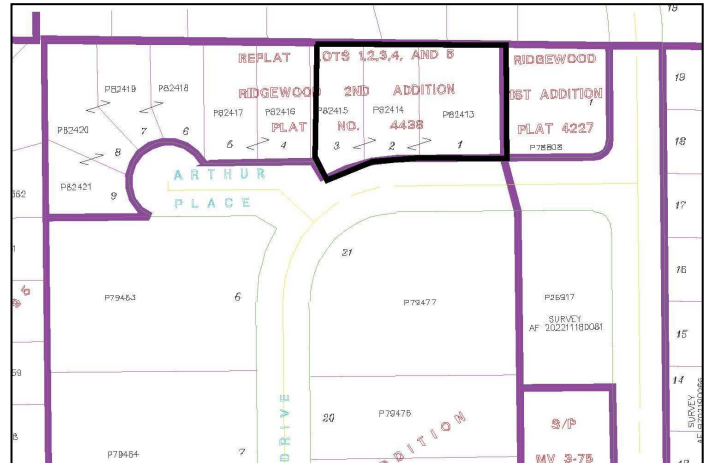


0.67 AC LAND MOUNT VERNON, WA

FOR SALE

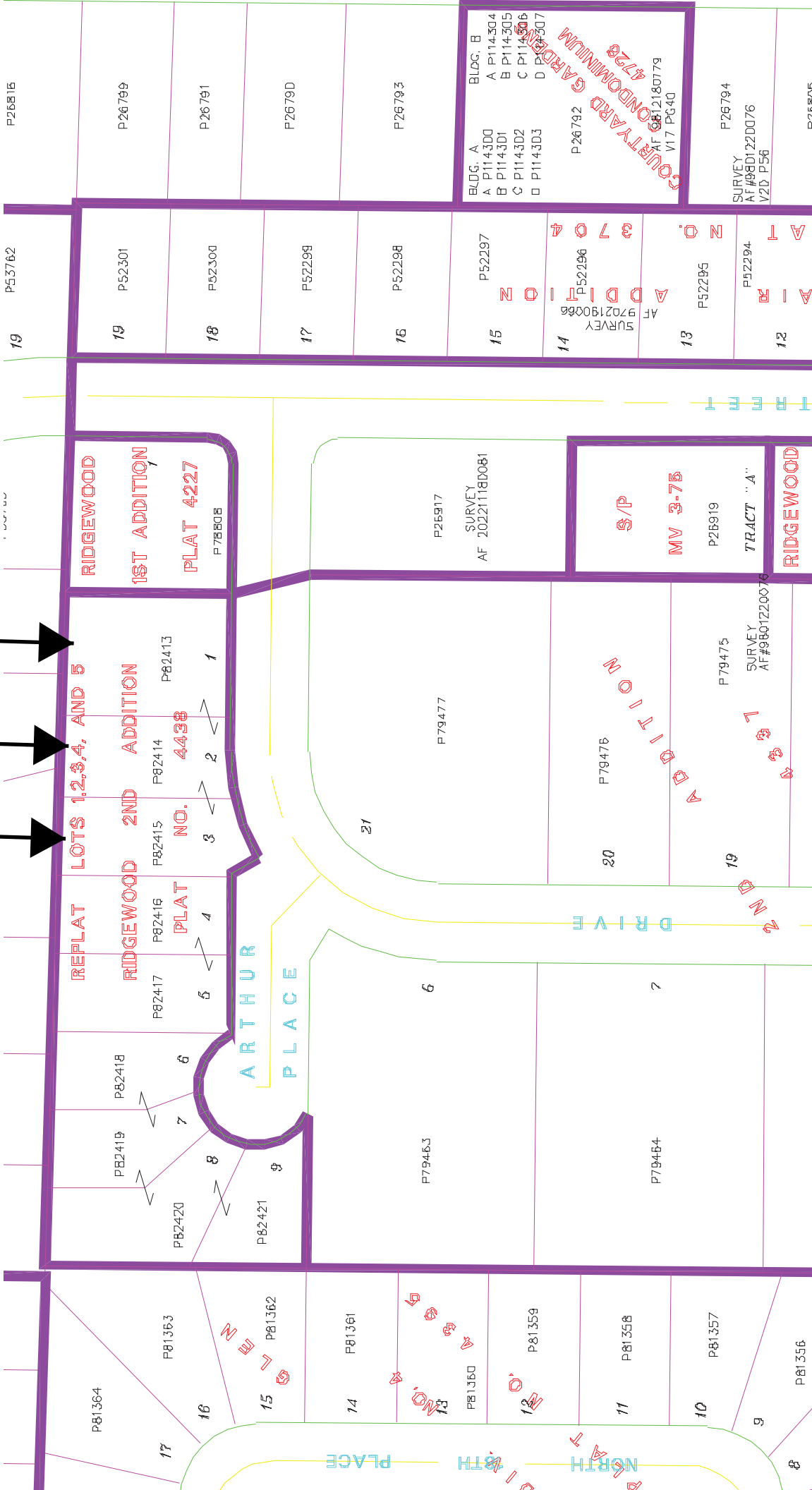
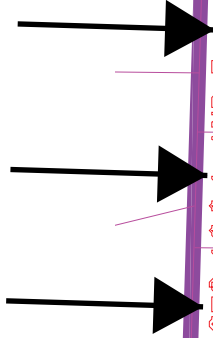
- 0.67 +/- acres
- Three likely duplex lots; to be sold together
- Many utilities on site
- Zoned R-3: Multifamily Residential
- \$595,000



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@claylearned.com



All info deemed reliable however verification recommended.



P268115
P53762
19

P26799
P52301
19

P26791
P52300
18

P26790
P52299
17

P26793
P52298
16

BLDG. A
A P114304
B P114305
C P114306
D P114307
P26792
15

P52297
P52296
SURVEY
AF #902190086
ADDITION
14

P26794
SURVEY
AF #9801220076
V20 P56
13

P26805
P52294
SURVEY
AF #9801220076
V20 P56
12

RIDGEWOOD
1ST ADDITION
PLAT 4227
P78808

REPLAT
LOTS 1,2,3,4, AND 5
RIDGEWOOD
2ND ADDITION
PLAT NO. 4438
P82413
P82414
P82415
P82416
P82417
P82418
P82419
P82420
P82421



ARTHUR
PLACE

P26917
SURVEY
AF 202211180081
P79477

S/P
MV 3-75
P26919

P79476
ADDITION
P79475

SURVEY
AF #9801220076
TRACT "A"

RIDGEWOOD

P81364
17

P81363
16

P81362
15

P81361
14

P81360
13

P81359
12

P81358
11

P81357
10

P81356
9

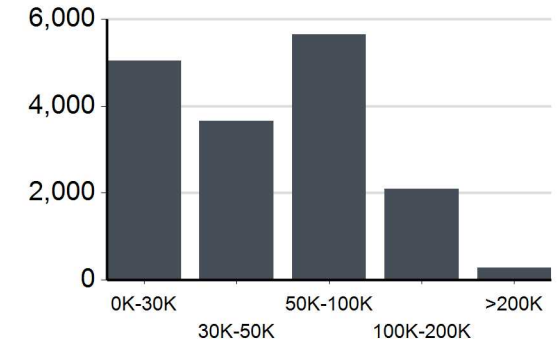
PLAT NORTH

COURTYARD GARDEN
4728
SURVEY
AF #902190086
V17 PG40

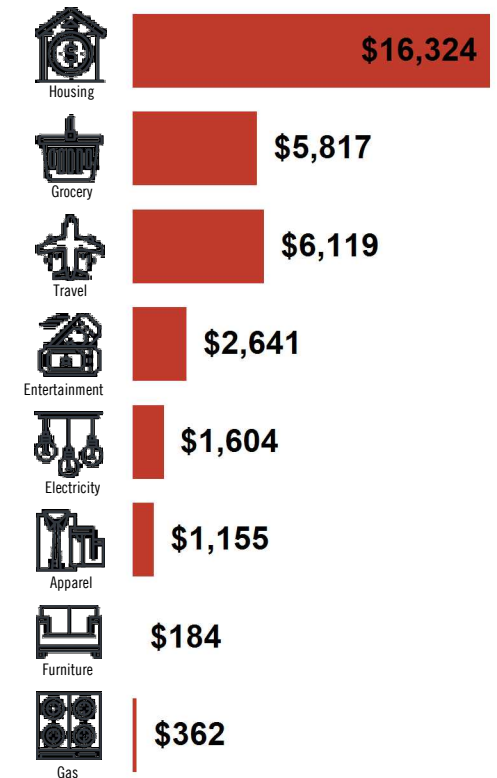
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 425 N 21st St, Mount Vernon, WA 98273

INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE
Mount Vernon, WA

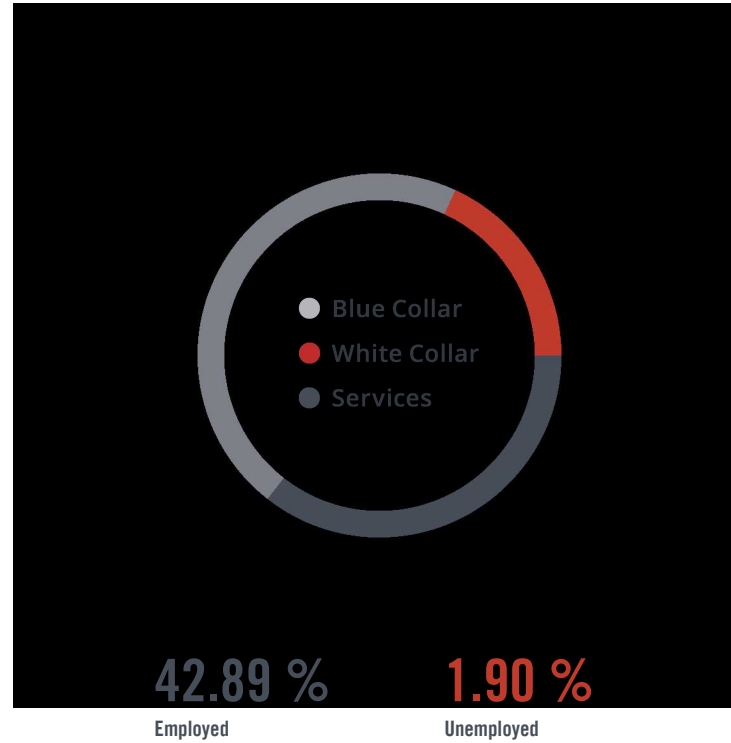
POPULATION
41,174

AVG. HHSIZE
2.67

MEDIAN HH INCOME
\$52,108

HOME OWNERSHIP

8,758

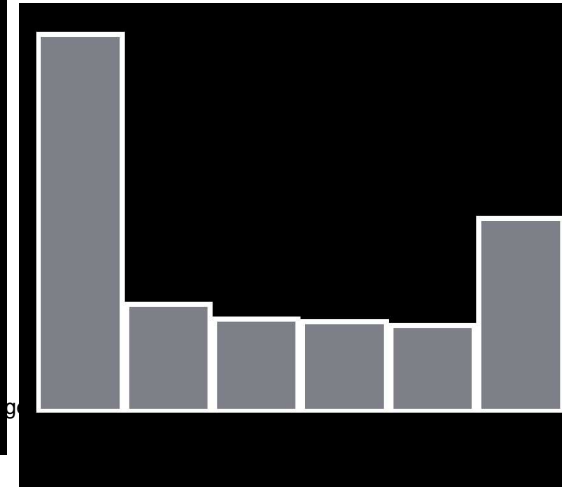


EDUCATION

High School Grad: **22.80 %**
 Some College: **28.59 %**
 Associates: **8.23 %**
 Bachelors: **22.02 %**

GENDER & AGE

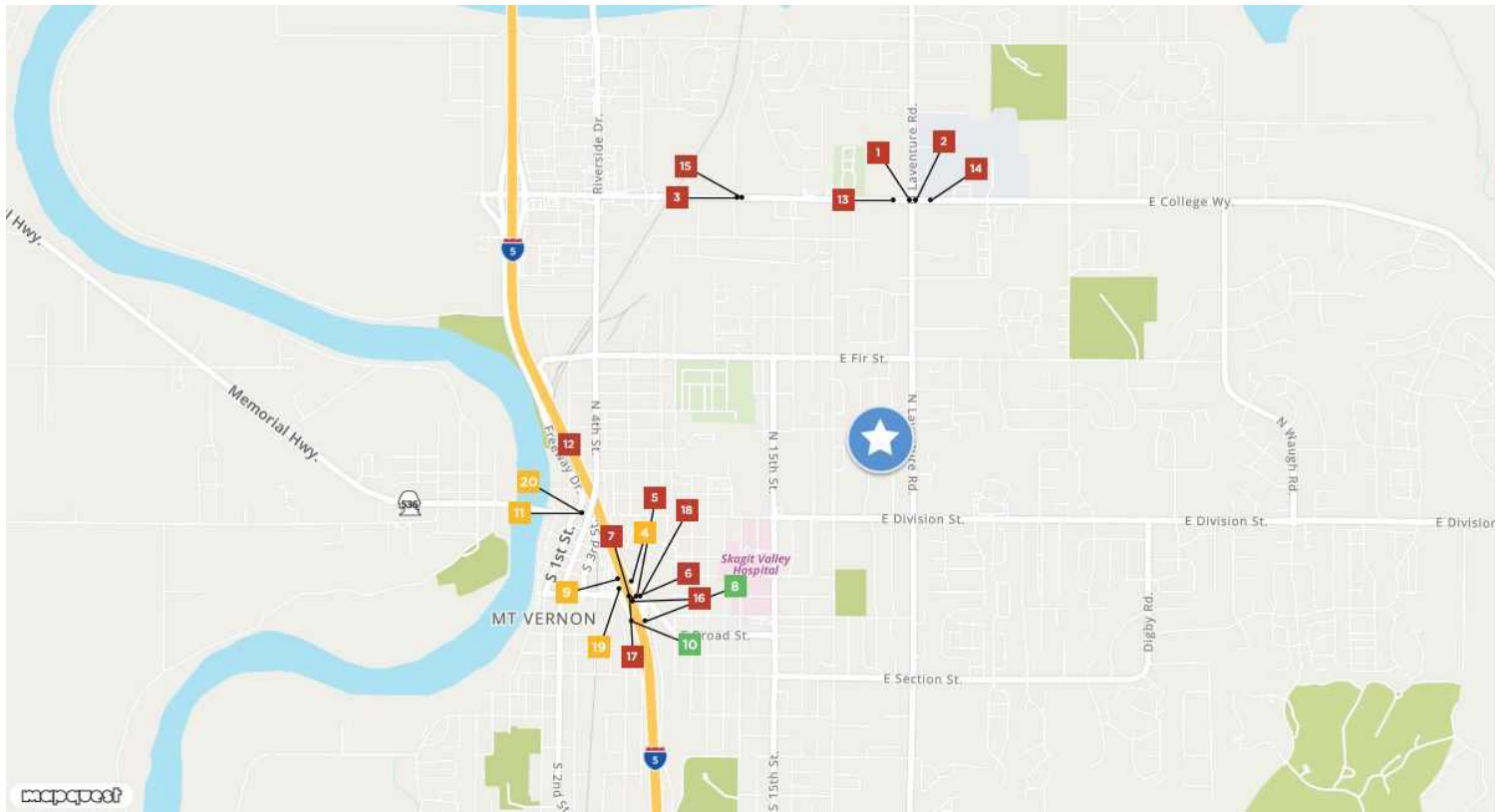
49.66 % 50.34 %



RACE & ETHNICITY

White: **48.28 %**
 Asian: **1.04 %**
 Native American: **0.61 %**
 Pacific Islanders: **0.08 %**
 African-American: **0.37 %**
 Hispanic: **30.94 %**
 Two or More Races: **18.69 %**

Traffic Counts



East College Way 1	East College Way 2	East College Way 3	S 3rd St 4	Broad Street 5
Leigh Way	N 19th St	N 19th St	S 3rd St	I- 5
Year: 2022 19,602	Year: 2022 16,128	Year: 2022 23,479	Year: 2022 7,139	Year: 2022 13,865
Year: 2021 19,602	Year: 2021 16,128	Year: 2021 23,479	Year: 2021 7,139	Year: 2021 13,865
Year: 2019 20,000	Year: 2019 17,000	Year: 2019 24,000	Year: 2019 7,600	Year: 2019 14,000
Cameron Way 6	East Kincaid Street 7	Broad St 8	E Kincaid St 9	Union St 10
Year: 2022 58,820	Year: 2022 13,865	Year: 2022 3,842	Year: 2022 6,477	Year: 2022 3,988
Year: 2021 58,820	Year: 2021 13,865	Year: 2021 3,842	Year: 2021 6,477	Year: 2021 3,988
Year: 2019 61,000	Year: 2019 14,000	Year: 2019 4,200	Year: 2019 6,900	Year: 2019 4,200
West Division Street 11	N 4th St 12	E College Way 13	E College Way 14	E College Way 15
FwyDr	N 4th St	N Laventure Rd	N Laventure Rd	Continental Pl
Year: 2022 9,269	Year: 2022 66,889	Year: 2018 20,000	Year: 2018 17,000	Year: 2018 24,000
Year: 2021 9,269	Year: 2021 66,889	Year: 2017 23,000	Year: 2017 19,000	Year: 2017 27,000
Year: 2018 9,600	Year: 2018 76,000	Year: 2015 20,000	Year: 2015 16,000	Year: 2015 24,000
I- 5 16	East Kincaid Street 17	Broad St 18	I- 5 19	W Division St 20
Broad St	I- 5	I- 5	E Kincaid St	S 1st St
Year: 2018 61,000	Year: 2018 14,000	Year: 2017 15,000	Year: 2017 6,900	Year: 2017 9,200
Year: 2017 60,000		Year: 2013 13,820	Year: 2015 6,600	Year: 2015 8,900
Year: 2015 57,000		Year: 2007 15,560	Year: 2013 5,982	Year: 2013 84,880

Clay Learned
 clay@claylearned.com
 360-770-1388

MOODY'S
 ANALYTICS

Catylist

Chapter 17.24

R-3 MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

- 17.24.010 Intent.**
- 17.24.020 Permitted uses.**
- 17.24.030 Accessory uses.**
- 17.24.040 Conditional uses.**
- 17.24.045 *Repealed.***
- 17.24.050 Lot area and width.**
- 17.24.060 Setbacks.**
- 17.24.070 Maximum land coverage.**
- 17.24.080 Building height.**
- 17.24.090 Distance between buildings.**
- 17.24.100 Landscaping.**
- 17.24.110 Parking.**
- 17.24.120 Signs.**
- 17.24.130 Site plan review.**
- 17.24.140 Design review.**

17.24.010 Intent.

The intent of this chapter is to provide for areas within neighborhoods with good access containing multifamily residential development at a minimum net density of 10 to a maximum net density of 12 dwelling units per acre. However, Chapter 17.73 MVMC, Regulations to Encourage Affordable Housing, can be used to increase the maximum density of this zoning district. (Ord. 3802 § 18, 2019).

17.24.020 Permitted uses.

Permitted primary uses in the R-3 district include:

- A. Two-family and townhouse dwelling units that can meet the minimum density requirements of this zone.
- B. Multifamily residential developments of 75 dwelling units or less. The definition of “density for multifamily zoned developments” found in Chapter 17.06 MVMC describes how the maximum density is calculated within this zone.
- C. Municipal parks and playgrounds of less than one-half acre.
- D. Professional offices, such as medical and dental offices; provided, that:
 - 1. The type, size and construction are compatible with the residential intent or character of the district.
 - 2. The design, landscaping and arrangement of parking spaces are compatible with the residential character of the project and the neighborhood.
 - 3. Access is from a street capable of handling the traffic generated from the use, and is located such that it is compatible with the residential use and will not create a traffic hazard or congestion.
- E. Specialized housing for the elderly with total building area under 12,000 square feet.
- F. Day nursery; provided, that the size, location and design are compatible with the residential character of the development and neighborhood. (Ord. 3802 § 19, 2019).

17.24.030 Accessory uses.

- A. Permitted accessory uses in the R-3 district include those uses permitted in the R-1 district, except that accessory buildings for small animals or fowl, other than normal household pets, shall not be permitted unless located on a single-family residential lot.
- B. Each multifamily structure is permitted to have one accessory structure that can be used as a shed to store tools or other household items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.
2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.
5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC. (Ord. 3884 § 10, 2023; Ord. 3802 § 20, 2019).

17.24.040 Conditional uses.

Uses permitted by a conditional use permit and classified as a Type III permit in the R-3 district are as follows:

- A. Churches; provided, that their principal access is from a secondary arterial street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle;
- B. Public utilities;
- C. Specialized housing for the elderly over 12,000 square feet cumulative;
- D. Multifamily residential developments of 76 dwelling units or more; provided, that no less than 50 percent of the sum of the building footprints shall be in open space, landscaping, and active play or activity areas. The definition of density for multifamily zoned developments found in Chapter 17.06 MVMC describes how the maximum density is calculated within this zone;
- E. Neighborhood convenience uses; provided, that:
 1. They are incorporated with the design of a multifamily structure or complex;
 2. The number of dwelling units in such a complex exceeds 30;

3. At least 50 percent of the planned residential units are constructed before the neighborhood convenience, professional office, restaurant or day care center can be constructed;
4. No use shall exceed 1,500 square feet in area;
5. The design, landscaping and arrangement of parking are compatible with the residential character of the project and neighborhood;
6. Access is from a major street and is located such that it is compatible with the residential use and will not create a traffic hazard or congestion; and
7. The multifamily density meets the definition for density for mixed use buildings or developments found within Chapter 17.06 MVMC;

F. Bed and breakfast establishments which meet the following criteria:

1. The structure shall be owner-occupied and serve as the primary residence of the owner;
2. Adequate off-street parking of one parking space per guest room plus two spaces for the owner shall be provided but shall not be in the required front yard unless it is screened and is compatible with the surrounding neighborhood;
3. The structure shall meet all city building and fire codes to protect the safety of customers;
4. Individual rooms that are rented shall not contain cooking facilities;
5. The only meal to be provided to guests shall be breakfast and it shall be served to guests taking lodging in the facility;
6. There shall not be any other bed and breakfast establishments within a 300-foot radius;
7. The maximum number of days that a guest may stay shall be limited to 14 consecutive days. Guests may not stay more than 60 days in any one year;
8. The building structure may not be altered or remodeled to the extent that the resulting structure would be incompatible with the residential character of the neighborhood. (Ord. 3429 § 64, 2008).

17.24.045 Administrative conditional uses.

Repealed by Ord. 3802. (Ord. 3429 § 65, 2008).

17.24.050 Lot area and width.

A. Minimum lot area requirements in the R-3 district are as follows:

1. Minimum lot area for a two-family or two-unit townhouse dwelling shall be 6,500 square feet.
2. Increased density up to a maximum of 15 du/acre may be achieved if at least 50 percent of the required parking spaces are located in an enclosed area beneath the habitable floors of the building or complex.

B. Minimum lot dimensions for multifamily structures shall be 60-foot width at the front building line, 30-foot minimum width at the street line, and 80-foot minimum mean depth. (Ord. 3315, 2006; Ord. 2723 § 1, 1996; Ord. 2531 § 4, 1993; Ord. 2352, 1989).

17.24.060 Setbacks.

Minimum setback requirements are as follows:

A. Front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner lots shall observe the minimum setback on both streets.

B. Side yard: 10 feet on each side. No portion of a second-story wall shall be closer than 15 feet to the side yard line. No portion of a third-story wall shall be closer than 20 feet to the side yard line.

C. Rear yard: 20 feet.

D. For structures subject to design review per Chapter 17.70 MVMC setbacks are found in MVMC 17.70.070(A). (Ord. 3773 § 16, 2018).

17.24.070 Maximum land coverage.

Maximum land coverage by buildings shall be 40 percent. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.080 Building height.

Maximum building height shall be two stories, but not more than 25 feet. These maximum limits may be increased to three stories and 35 feet if parking is provided beneath the habitable stories. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.090 Distance between buildings.

The minimum distance between any two buildings on the same lot shall be 10 feet where either or both contain dwelling units. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.100 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.110 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC for all uses allowed in this chapter, except that duplexes and two-unit townhomes that are not part of a larger multifamily development on the same property shall provide and maintain for each residence at least two enclosed (private garage) parking spaces plus a driveway apron that will accommodate no less than two vehicles to accommodate vehicles used by the residents and guests of a residence, for a total of not fewer than four parking spaces per dwelling unit.

Exception: The community and economic development director may reduce the amount and type of required off-street parking for:

- A. Affordable housing units as defined by Chapter 17.06 MVMC;
- B. Senior housing developments. (Ord. 3429 § 66, 2008).

17.24.120 Signs.

No signs are permitted except as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.130 Site plan review.

All developments of five or more units and all conditional uses shall be subject to a site plan review as provided in Chapter 17.90 MVMC. (Ord. 3429 § 67, 2008).

17.24.140 Design review.

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 17, 2018).