

Ordinance No. _____

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING
VARIOUS SUBSECTIONS OF OLYMPIA MUNICIPAL CODE CHAPTER 18.38,
PARKING AND LOADING, OF TITLE 18, UNIFIED DEVELOPMENT CODE RELATED
TO RESIDENTIAL PARKING REQUIREMENTS**

WHEREAS, in January 2022, the City of Olympia was awarded a Housing Action Plan Implementation grant from the Washington State Department of Commerce to consider amendments to address housing affordability through implementation of selected policies from the Housing Action Plan, including the consideration of reducing residential parking standards; and

WHEREAS, the City of Olympia issued E-Newsletters to the Planning and Development listserv regarding the residential parking aspects of the grant work on June 29, 2022 (Notification of the Proposal), October 31, 2022 (Availability of the Questionnaire), February 28, 2023 (Issuance of the First Draft), and March 23, 2023 (Notification that the Public Comment Period was Extended); and

WHEREAS, City staff provided presentations to the Council of Neighborhoods Association about the proposal on September 12, 2022, and March 13, 2023; and

WHEREAS, on September 19, 2022, February 6, 2023, and March 6, 2023, the City of Olympia Community Planning and Development Department provided briefings to the Olympia Planning Commission regarding residential parking requirements; and

WHEREAS, an online questionnaire was open for community members to provide comments regarding options for reducing residential parking requirements in November 2023; and

WHEREAS, on February 21, 2023, the Proposed Amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Development Regulation amendments as required by RCW 36.70A.106, and comments received from state agencies during the 60-day comment period were considered; and

WHEREAS, on February 27, 2023, the City of Olympia Community Planning and Development Department proposed amendments to Olympia Municipal Code (OMC) Chapter 18.38, Parking and Loading, in Title 18, Unified Development Code (the Proposed Amendments); and

WHEREAS, on February 27, 2023, the City of Olympia Community Planning and Development Department routed the Proposed Amendments to all parties of record, all Recognized Neighborhood Associations, the Council of Neighborhoods Association, adjacent jurisdictions, other agencies, Tribes, and City departments; and

WHEREAS, the cover sheet with the Proposed Amendments routed on February 27, 2023, indicated that staff anticipated issuing a revised draft before the public hearing, that the revised draft will consider comments from the public, other public agencies and departments, and the Planning Commission, and the purpose of this work related to strategies and actions in the City's Housing Action Plan. The cover sheet stated that the revised draft would be attached to the agenda packet for the public hearing, which may occur as soon as March 20, 2023; and

WHEREAS, a revised draft was issued ten (10) days prior to the public hearing and sent to all Parties of Record, Recognized Neighborhood Associations, and the Council of Neighborhoods Association with the Notice of Public Hearing; and

WHEREAS, on March 10, 2023, notice of the public hearing on the Proposed Amendments was provided to all Parties of Record and all Recognized Neighborhood Associations, pursuant to OMC Chapter 18.78 , Public Notification; and

WHEREAS, on March 10, 2023, a legal notice was published in *The Olympian* newspaper regarding the date of the Olympia Planning Commission's public hearing on the Proposed Amendments; and

WHEREAS, on March 15, 2023, the City of Olympia issued a Determination of Non-Significance pursuant to the State Environmental Policy Act (SEPA) on the Proposed Amendments, which was routed to all Recognized Neighborhood Associations with the City of Olympia; and

WHEREAS, on March 20, 2023, the Olympia Planning Commission held a public hearing on the Proposed Amendments and extended the public comment period through 12:00 p.m. on April 7, 2023; and

WHEREAS, on March 21, 2023, Community Planning and Development staff notified all Parties of Record, Recognized Neighborhood Associations, and the Council of Neighborhoods Association that the public comment period had been extended, how to submit comments, provided a summary of the changes, and provided a link to the Proposed Amendments online; and

WHEREAS, all public comments received by 12:00 p.m. on April 7, 2023, were included as an attachment to the staff report for the April 17, 2023 Planning Commission meeting; and

WHEREAS, on April 17, 2023, the Olympia Planning Commission deliberated on the Proposed Amendments; and

WHEREAS, following the public hearing and deliberations, on April 17, 2023, the Planning Commission provided to the City Council its recommendation to amend OMC Chapter 18.38, Parking and Loading, of Title 18, Unified Development Code, with modifications; and

WHEREAS, the Land Use and Environment Committee considered the Planning Commission recommendation and added a requirement for residential development projects with five or more units to provide at least one accessible parking space, and forwarded the Proposed Amendments to the City Council for a decision; and

WHEREAS, the Proposed Amendments are consistent with the Olympia Comprehensive Plan and other chapters of Title 18 OMC; and

WHEREAS, the Proposed Amendments have been reviewed pursuant to the Rezones and Text Amendments process outlined in chapter 18.58 OMC; and

WHEREAS, the Proposed Amendments have been reviewed for conformance with the State of Washington Attorney General's Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 18.38.020. Olympia Municipal Code Section 18.38.020 is hereby amended to read as follows:

18.38.020 Purpose

The objectives of this chapter are:

- A. To provide accessible, attractive, well-maintained and screened off-street parking facilities;
- B. To reduce traffic congestion and hazards;
- C. To protect neighborhoods from the unwanted effects of vehicular traffic generated by adjacent non-residential land use districts;
- D. To assure the maneuverability of emergency vehicles;
- E. To provide aesthetically pleasing parking facilities in proportion to individual land use needs;
- F. To implement comprehensive plan transportation demand management policies, thereby lowering single occupancy vehicle trip;
- G. To reduce impervious parking surface through shared parking and median parking ratios;
- H. To ~~define median~~ provide required parking ratios standards and to allow a reduction or increase in parking ratios using an administrative ~~variance~~ modification;
- I. To allow for more intense commercial development within predefined areas.
- J. To promote the development of housing, including affordable housing, through residential parking standards.

Section 2. Amendment of OMC 18.38.080. Olympia Municipal Code Section 18.38.080 is hereby amended to read as follows:

18.38.080 Administrative modifications

- A. Project applicants may request an administrative modification to increase or decrease the number of parking spaces for motor vehicles, bicycles and loading otherwise required by this chapter. No modification is required to increase or decrease the number of required spaces by up to ten percent. ~~Modifications greater than forty percent may only be granted by the Hearing Examiner and only pursuant to the criteria of OMC Chapter 18.66.~~
- B. Administrative Modifications. A modification to increase or decrease the number of required parking spaces within the range of 10 percent to 40 percent shall be considered by the Director at the request of the project applicant. The project applicant shall present any modification request, and any evidence and reports, ~~prior to any final, discretionary approvals, such as land use approval, environmental review, or construction permits.~~
 - 1. The general criteria for an administrative modification request are:
 - a. Modification requests may be granted based on the effectiveness of proposed transportation demand management strategies, significance and magnitude of the proposed modification, and compliance with this chapter.
 - b. Modification requests may be denied or altered if the Director has reason to believe based on experience and existing development practices that the proposed modification may lead to excessive or inadequate parking or may inhibit or prevent

regular and intended functions of either the proposed or existing use, or adjacent uses.

- c. Modification requests will consider proximity of the site to public transportation, sidewalk connectivity to the site and in the surrounding area, the presence of bike facilities in and around the site, and the amount and location of on-site short- and long-term bicycle parking to be provided (e.g. increased long term bicycle parking facilities on site to support a decrease in automobile parking).
2. Submittal Requirements. A report shall be submitted by the applicant providing the basis for more or less parking and must include the following:
 - a. ~~For modification requests of up to 20 percent:~~
 - i. Describe site and use characteristics, specifically:
 - (A)i. Site accessibility and proximity to transit infrastructure and transit times;
 - (B)ii. Site accessibility and proximity to bicycle and pedestrian infrastructure;
 - (C)iii. Shared and combined parking opportunities; and
 - (D)iv. Employee or customer density and transportation usage and patterns.
 - ii. Describe and demonstrate alternative transportation strategies such as carpooling, flexible work schedules, telecommuting, or parking fees, if used;
 - iii. Demonstrate compliance with commute trip reduction measures as required by state law, if applicable;
 - iv. Identify possible negative effects on adjacent uses and mitigation strategies, if applicable; ~~and~~
 - e. Demonstrate how the reduction will result in the construction of more housing units, if applicable; and
 - b. ~~For modification requests greater than 20 percent and up to 40 percent:~~
 - i. ~~Provide the contents of a 20 percent or less request;~~
 - ii. If increasing, provide a parking demand study prepared by a transportation engineer licensed in the state of Washington, which supports the need for more parking; or
 - iii. If decreasing by more than 20 percent, the site must be within a quarter mile of a transit route.
 - h. If the site is less than 200 feet from a low density residential zone, the applicant shall provide an assessment of anticipated impacts to available on-street parking within 1,000 feet of the site. show that the site is or within six months of occupancy will be within a one-quarter mile walk to transit service verified by Intercity Transit, and that the site is more than 300 feet from a single family residential zone.
3. To mitigate the need for motor vehicle parking or to minimize hard surfaces, the Director may require measures, such as more efficient parking geometrics and enhanced bicycle

parking (e.g., location and number of spaces) and pedestrian amenities. As a condition of approval of any increase in motor vehicle parking, at minimum the Director shall require the compliance with the provisions below. Any exceptions shall be based on site and project constraints identified and described in the approval.

- a. Double the amount of required interior landscaping for that area of additional parking. This additional area may be dispersed throughout the parking area. Fifty percent of this requirement may be in the form of parking spaces surfaced with a ~~driveable~~drivable planted pervious surface, such as 'grasscrete' or 'turfblock.'
 - b. Without unduly compromising other objectives of this Chapter, 90 percent of the parking area shall be located behind a building. Any parking area along a flanking street shall have added landscaping and a superior design to strengthen pedestrian qualities, such as low walls, arcades, seating areas, and public art.
 - c. Any preferential parking shall be located near primary building entrances for employees who ride-share.
 - d. In locations where bus service is provided, the applicant shall install a transit shelter meeting Intercity Transit standards if none is available within 600 feet of the middle of the property abutting the right-of-way. Alternative improvements may be accepted if supported by Intercity Transit's Director.
4. Public Notification and Appeals. ~~Property owners within three hundred (300) feet of a site shall be notified by mail of modification within 14 days of receipt of any request to increase or decrease parking by twenty one (21) to forty (40) percent. Written notice of the Director's decision shall be provided to the applicant and all interested parties of record. Administrative modification decisions may be appealed pursuant to OMC Chapter 18.75. See chapter 18.70 OMC.~~

Section 3. Amendment of OMC 18.38.100. Olympia Municipal Code Section 18.38.100 is hereby amended to read as follows:

18.38.100 Vehicular and bicycle parking standards

- A. Required Vehicular and Bicycle Parking. A minimum number of bicycle parking spaces are required as set forth in Table 38-01 below. The specific number of motor vehicle parking spaces set forth in Table 38-01 must be provided, however the project proponent may increase or decrease by 10 percent automatically. This is not exclusive of other modifications as outlined elsewhere in the chapter. Residential uses, when parking is on site and not located in a parking lot, shall provide parking space(s) that are at least eight feet wide by 18 feet in length.
- B. Building Area. All vehicle parking standards are based on the gross square feet of building area, unless otherwise noted.
- C. Residential ~~Exceptions~~Provisions.
 1. ~~New residential land uses in the Downtown Exempt Parking Area do not require motor vehicle parking. See OMC 18.38.160.~~
 2. ~~Residential land uses in the CSH, RMH, RMU, and UR Districts require only one (1) vehicle parking space per unit.~~

3. ~~Table 38.01 notwithstanding, senior (age 55 or 62 and over) multi-family housing requires three (3).75 motor vehicle parking spaces per four (4) units. This exception is at the discretion of the applicant and only applicable if an appropriate age restriction covenant is recorded.~~

1. Residential uses, such as housing for seniors or people with disabilities that provide parking for staff or visitors, who comply with parking provisions in state law (RCW 36.70A.620), shall record a covenant restricting use of the site to the approved use (e.g., seniors, people with disabilities). The covenant must be recorded prior to issuance of applicable construction permits.

2. For projects outside of the Downtown Exempt Parking Area, development projects with five or more residential units shall provide at least one accessible parking space. Accessible parking shall meet the location and dimensional standards in the adopted building codes.

3. For accessory dwelling units, single family homes, duplexes, townhouses on individual lots, and mobile home parks there is no maximum amount of parking allowed when all other zoning standards are satisfied (e.g. lot coverages).

4. New residential development projects within the area bounded by Cooper Point Road, Black Lake Boulevard, and Harrison Avenue (known as the Capital Mall Triangle) are exempt from minimum motor vehicle parking requirements.

D. Reserved Area for Bicycle Spaces. Where specified in Table 38.01 below, an area shall be designated for possible conversion to bicycle parking. Such reserve areas must meet the location requirements of short-term parking and may not be areas where pervious surfaces or landscaping is required. A cover is not required for such areas.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
COMMERCIAL			
Carpet and Furniture Showrooms	One and one-quarter (1.25) space per one thousand (1,000) sq. ft. <u>square feet</u> of gross showroom floor area. Each store shall have a minimum of four (4) spaces.	One (1) per sixteen thousand (16,000) square feet of showroom floor area. Minimum of two (2) .	One (1) per eight thousand (8,000) square feet of showroom floor area. Minimum of two (2) .
Child and Adult Day Care	One (1) space for each staff member plus one (1) space for each ten (10) children/adults if adequate drop-off facilities are provided. Adequate drop-off facilities must allow a continuous flow of vehicles which can safely		

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
	load and unload children/adults. Compliance with this requirement shall be determined by the review authority.		
Hotel and Motel	One (1) space for each room or suite and one (1) space per manager's unit. Hotel/motel banquet and meeting rooms shall provide six (6) spaces for each thousand (1,000) square feet of seating area. Restaurants are figured separately.	One (1) per ten (10) rooms. Minimum of two (2).	One (1) per thousand (1,000) square feet of banquet and meeting room space. Minimum of two (2).
Markets, Shopping Centers and Large Retail/Wholesale Outlets	Less than fifteen thousand (15,000) sq. ft = 3.5 spaces for each thousand (1000) sq. ft. square feet of gross floor areas. 15,001 to 400,000 sq. ft = four (4) spaces for each thousand (1,000) sq. ft. square feet of gross floor area. More than 400,001 sq. ft. square feet = four and one-half (4.5) spaces per thousand (1000) sq. ft. square feet of gross floor area.	One (1) per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One (1) per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.
Medical and Dental Clinics	Four (4) spaces per thousand (1000) sq. ft. square feet of gross floor area.	One (1) per ten thousand (10,000) square feet. Minimum of two (2).	One (1) per ten thousand (10,000) square feet, minimum of two (2) within fifty (50) feet of each customer entrance; plus an equal reserved area for adding spaces.
COMMERCIAL			
Ministorage	Three (3) spaces minimum or	None	None

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
	{1} space for every one hundred {100} storage units, and two {2} spaces for permanent on-site managers. <u>3 spaces minimum or 1 space for every 100 storage units, and 2 spaces for permanent on-site managers.</u>		
Mixed Uses	Shared parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable area (GLA) for each shop or business and does not include atriums, foyers, hallways, courts, maintenance areas, etc. See shared parking <u>OMC 18.38.180.</u>	See individual use standards.	See individual use standards
Mortuaries and Funeral Parlors	One {1} space per seventy-five {75} square feet of assembly area or thirteen {13} stalls per 1,000 sq. ft. <u>square feet.</u>	One {1}	Two {2}
Offices, General	Gross floor area up to two thousand {2000} sq. ft = One {1} space for each two hundred fifty {250} sq. ft. <u>square feet</u> Gross floor area between two thousand and one {2,001} to seven thousand five hundred {7,500} sq. ft. <u>square feet</u> = One {1} space for each 300 sq. ft. <u>square feet</u> Gross floor area between seven thousand five hundred and one {7,501} to forty thousand {40,000} sq. ft. <u>square feet</u> = One {1} space for each three hundred fifty {350} sq. ft. <u>square feet</u> Gross floor area of forty	One {1} per ten thousand {10,000} square feet. Minimum of two {2}.	One {1} per ten thousand {10,000} square feet; plus an equal reserved area for adding spaces. Minimum of two {2}.

TABLE 38.01

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	thousand and one (40,001) and greater = One (1) space for each four hundred (400) sq. ft. <u>square feet.</u>		
Offices, Government	Three and a half (3.5) spaces per one thousand (1,000) sq. ft. <u>square feet.</u>	One (1) per five thousand (5,000) square feet. Minimum of two (2).	One (1) per five thousand (5,000) square feet. <u>sq. ft.</u> ; minimum of two (2); plus an equal reserved area for adding spaces.
Retail Uses	Three and a half (3.5) spaces per one thousand (1,000) sq. ft. <u>square feet.</u>	One (1) per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One (1) per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) <u>square feet</u> of each customer entrance.
Service Station (mini-marts are retail uses)	Three and a half (3.5) spaces per one thousand (1,000) sq. ft. <u>square feet</u> g.f.a. or 1 space per 300 sq. ft. <u>square feet.</u>	None	None
Warehouse, Distribution	One (1) space for each thousand (1,000) sq. ft. <u>square foot</u> or one (1) space for each employee.	One (1) per forty thousand (40,000) square feet or one (1) per forty (40) employees. Minimum of one (1).	None
Warehouse Storage	Gross Floor area of zero to ten thousand (0-10,000) sq. ft. <u>square feet</u> = One (1) space for each one thousand (1,000) sq. ft. <u>square feet</u>	One (1) plus one (1) for each eighty thousand (80,000) square feet above sixty-	None

TABLE 38.01

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	Gross floor area between ten thousand and one (10,001) – twenty thousand (20,000) sq. ft. <u>square feet</u> = ten (10) spaces plus .75 space for each additional one thousand (1,000) sq. ft. <u>square feet</u> beyond ten thousand (10,000) sq. ft. <u>square feet</u> Over twenty thousand (20,000) sq. ft. <u>square feet</u> = eighteen (18) spaces plus one-half (.50) for each additional one thousand (1,000) sq. ft. <u>square feet</u> beyond twenty thousand (20,000) sq. ft. <u>square feet</u> , or one (1) space for each employee.	four thousand (64,000) square feet; or one (1) per forty (40) employees. Minimum of one (1) .	
INDUSTRIAL			
Manufacturing	One (1) for each two (2) employees on the largest shift, with a minimum of two (2) spaces.	One (1) for each thirty (30) employees on largest shift. Minimum of two (2) .	One (1) for each thirty (30) employees on largest shift. Minimum of two (2) .
INSTITUTIONAL			
Beauty Salons/Barber Shops, Laundromats/Dry Cleaners, and Personal Services		One (1) per six thousand (6,000) square feet. Minimum of one (1) .	One (1) per three thousand (3,000) square feet. Minimum of two (2) .
Educational Facilities (to include business, vocational, universities, and other school facilities).		One (1) per five (5) auto spaces. Minimum of two (2) .	One (1) per five (5) auto spaces. Minimum of four (4) .
Elementary and Middle School	One (1) stall per twelve (12) students of design capacity.	One (1) per classroom.	Three (3) per classroom.
Farmers Market		None	One (1) per ten (10) auto stalls.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
			Minimum of ten (10).
High School	One (1) space per classroom and office, plus one (1) space for each four (4) students that are normally enrolled and are of legal driving age. Public assembly areas, such as auditoriums, stadiums, etc. that are primary uses may be considered a separate use.	One (1) per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of two (2).	One (1) per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of four (4).
Hospitals, Sanitariums, Nursing Homes, Congregate Care, Rest Homes, Hospice Care Home and Mental Health Facilities.	One (1) for each two (2) regular beds, plus one (1) stall for every two (2) regular employees on the largest shift.	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).
Libraries and Museums	One (1) space per three hundred (300) square feet of public floor area or 3.3 spaces per thousand (1,000) sq. ft. square feet Six (6) stalls either on-site or on-street directly adjacent to the property. The Director may allow pervious-type parking surfaces.	One (1) per six thousand (6,000) square feet of public floor area. Minimum of two (2).	One (1) per one thousand five hundred (1,500) square feet of public floor area. Minimum of four (4).
Marinas		Minimum of four (4).	One (1) per ten (10) auto stalls. Minimum of four (4).
Other Facilities Not Listed		None	One (1) per twenty-five (25) auto stalls. Minimum of two (2).
Park-N-Ride Lots and Public (Parking)		One (1) per	Two (2).

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Garages		fifteen (15) auto stalls. Minimum of four (4).	
Parks		None	One (1) per five (5) auto stalls. Minimum of four (4).
Transit Centers		Ten (10).	Ten (10).
PLACES OF ASSEMBLY			
Passenger Terminal Facilities	One (1) space for each one hundred (100) square feet of public floor area or ten (10) spaces per thousand (1,000) sq. ft. square feet	Minimum of ten (10).	Minimum of ten (10).
Place of Worship	One (1) space per four (4) seats. When individual seats are not provided, one (1) space for each six (6) feet of bench or other seating. The Director may use a ratio of six (6) stalls/ one thousand (1,000) sq. ft. square feet of assembly area where seats or pews are not provided or when circumstances warrant increased parking; e.g., large regional congregations which attract a large congregation or one which has multiple functions. See shared parking: OMC 18.38.180.	One (1) per 10,000 square feet of gross floor area.	One (1) per one hundred sixty (160) seats or two hundred forty (240) lineal feet of bench or other seating, and one (1) per six thousand (6,000) square feet of assembly area without fixed seats. Minimum of four (4).
Private Clubs or Lodges (does not include health clubs or retail warehouse)	Six (6) spaces per thousand (1,000) sq. ft. square feet.	One (1) per 6,000 square feet. Minimum of one (1).	One (1) per 6,000 square feet. Minimum of two (2).
Theater and Auditorium	One (1) space for each four and a half (4.5) fixed seats. If the theater or auditorium is a component of a larger commercial development the above parking standard may	One (1) per 450 fixed seats. Minimum of one (1).	One (1) per 110 fixed seats. Minimum of four (4).

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	be modified to account for shared parking as provided in <u>Section OMC 18.38.180</u> of this Code.		
Theater and Auditorium without fixed seats	One (1) space for each three (3) permitted occupants. Maximum building occupancy is determined by the Fire Marshal.	One (1) per 300 permitted occupants. Minimum of one (1) .	One (1) per 75 permitted occupants. Minimum of four (4) .
RECREATION/AMUSEMENT			
Bowling Alleys	Five (5) spaces for each alley.	One (1) per twelve (12) alleys. Minimum of one (1) .	One (1) per four (4) alleys. Minimum of four (4) .
Health Club	Four (4) spaces for each thousand (1,000) sq. ft. square feet.	One (1) per 5,000 square feet. Minimum one (1) .	One (1) per 2,500 square feet. Minimum of four (4) .
Skating Rinks and Other Commercial Recreation	Five (5) spaces per thousand (1,000) sq. ft. square feet.	One (1) per 8,000 square feet. Minimum of one (1) .	One (1) per 4,000 square feet. Minimum of four (4) .
RESIDENTIAL			
Accessory Dwelling Unit	None.	None	None
<u>Single Family Home, Duplex, and Townhouses on individual lots</u>	<u>Minimum of 0.5 spaces per unit. See OMC 18.38.100(C).</u>	<u>None</u>	<u>None</u>
Bed and Breakfast	One (1) space in addition to space(s) required for the residential unit.	One (1) per ten (10) rooms. Minimum of one (1) .	None
Collegiate Greek system residences and dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One (1) per fourteen (14) beds. Minimum of two (2) .	Ten (10) per dormitory, or Collegiate Greek system residence
Community Club Houses		None	One (1) per ten (10) auto stalls. Minimum of two (2) .

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Cottage Housing	One (1) space per unit or one and one half (1.5) spaces per unit if on-street parking is not available along street frontage (One (1) space per twenty (20) linear feet). <u>Minimum of 0.5 spaces per unit.</u>	One 1 per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	One 1 per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).
Elder Care Home	One (1) space in addition to space(s) required for the residential unit.	Minimum of two (2).	Minimum of two (2).
Fraternities, Sororities and Dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One (1) per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, fraternity or sorority building.
Group Home	One (1) space for each staff member plus one (1) space for every five (5) residents. Additionally, one (1) space shall be provided for each vehicle used in connection with the facility.	One (1) per ten (10) staff members plus one (1) per thirty (30) residents. Minimum of one (1). Additional spaces may be required for conditional uses.	None
Home Occupations	None, except as specifically provided in this table.	None	None
Mobile Home Park	Two (2) 0.5 spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots. <u>See OMC 18.38.100(C).</u>	None	None
Triplex, when in a zoning district with a maximum density of twelve units per acre or less	Five (5) spaces.	None	None
Multifamily Dwellings <u>(3 units or more)</u>	Three (3) or more units shall provide one and one half (1.5) off-street parking spaces per	One (1) storage space per unit that is large	One (1) per ten (10) units. Minimum of two

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
	dwelling unit. Multifamily dwelling units located on HDC-4 properties, where the new project provides for the development of replacement dwelling units in a development agreement, and the project site is all or part of an area of 40 acres or more that was in contiguous ownership in 2009, are exempt from the parking requirements of this section. If parking is voluntarily provided by the property owner, then the Director shall permit such parking to be shared with parking provided for non-residential development on the property. <u>0.5-1.5 spaces per unit.</u>	enough for a bicycle.	{2} per building.
<u>Any residential development within half a mile of frequent transit routes (transit service 4 times per hour for 12 or more hours per day)</u>	<u>0-1.5 spaces per unit.</u>	<u>For projects with 3 or more units: 1 storage space per unit.</u>	<u>For projects with 3 or more units: 1 per 10 units. Minimum of 2 per building.</u>
Single Family to include Duplex and Townhouse.	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit.	None	None
Studio Apartments.	Apartments with one (1) room enclosing all activities shall provide one (1) off-street parking space per dwelling unit	None	One (1) per ten (10) units. Minimum of two (2) per building.
Short-Term Rental	One (1) additional space when there are more than two (2) bedrooms rented in one (1) dwelling unit, and one (1) additional space when there	None	None

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
	are two (2) vacation rentals on one (1) parcel and one (1) is a single-family home. EXCEPTION: A short-term rental in existence prior to September 26, 2021, need not provide the additional parking spaces required by the preceding sentence, provided all other applicable requirements are met and provided the unit is continuously operated as a short-term rental.		
Residential units for people who are very low income and extremely low income, when located within one quarter mile of a transit stop that receives transit service at least two times per hour for twelve or more hours per day	0.75 spaces per unit. The City may require more parking in areas with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the units.	One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) units. Minimum of two (2) per building.
Residential units for seniors or people with disabilities, when located within one quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day	None for the units. Staff and visitor parking may be required at a ratio of one (1) space per every four 4 units. The City may require more parking in areas with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the units.		
Market rate multifamily housing when located within one quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day	0.75 spaces per unit. The City may require more parking in areas with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for	One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) units. Minimum of two (2) per building.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces (see OMC 18.38.220)	Minimum Required Short-Term Bicycle Spaces (see OMC 18.38.220)
	the units.		
RESTAURANT			
Cafes, Bars and other drinking and eating establishments.	Ten (10) spaces per thousand (1,000) sq. ft. square feet.	One (1) per 2,000 square feet; minimum of one (1).	One (1) per 1,000 square feet; minimum of one (1).
Car Hop	One (1) for each fifteen (15) square feet of gross floor area.	One (1) per 300 square feet; minimum of one (1).	One (1) per 150 square feet; minimum of one (1).
Fast Food	Ten (10) spaces per thousand (1,000) square feet plus one (1) lane for each drive-up window with stacking space for six (6) vehicles before the menu board.	One (1) per 2,000 square feet; minimum of one (1).	One (1) per 1,000 square feet; minimum of one (1).

Section 4. Amendment of OMC 18.38.160. Olympia Municipal Code Section 18.38.160 is hereby amended to read as follows:

18.38.160 Specific zone district requirements

- A. Ten (10)-Percent Required Reduction in Parking Requirements.
The median motor vehicle parking requirements contained in ~~Section OMC 18.38.100~~ shall be reduced by an additional ten (10)-percent for uses in the High Density Corridor 1, 2, 3, and 4 Districts (see High Density Corridor Map), Neighborhood and Urban Villages, and within the Downtown (see Figure 38-2).
- B. Urban Residential (UR), ~~High Rise Multifamily (RM-H)~~ Residential Mixed Use (RMU) and Commercial Services - High Density (CS-H) Zones.
Residential uses ~~shall~~ may be provided with one (1) motor vehicle parking space per unit unless otherwise exempted elsewhere in this chapter.
- C. Downtown Exempt Parking Area (See Figure 38-2).
 1. Existing buildings constructed prior to January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2), shall be exempt from the vehicle parking standards. However, a change of use within such existing structures shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01;
 2. All new residential buildings and uses located within the Downtown Exempt Parking Area (See Figure 38-2) shall be exempt from vehicle parking standards. However, if any new

residential parking is constructed, the parking facility shall meet the Parking Design, Pedestrian Street and Design Review Criteria (OMC [18.38.180](#) through [18.38.240](#) and applicable OMC chapters [18.04](#) or [18.06](#), [18.16](#), and [18.20](#) OMC). All new residential buildings and uses shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01~~;~~ ~~and~~

3. All new commercial buildings or expansions totaling over 3,000 square feet of gross leasable area, constructed after January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2) shall be required to meet vehicle parking and bicycle standards (OMC [18.38.020](#) through [18.38.240](#))~~;~~ and
 4. Bicycle parking is not required for those buildings and uses located within the Downtown Exempt Parking Area (see Figure 38-2) that do not provide on-site motor vehicle parking.
- D. High Density Corridor 1 and 2, and Urban Residential (UR).
- ~~1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit;~~
 - ~~2. Multifamily units shall provide one (1) parking space per unit;~~
 31. Small restaurants (up to 750 square feet of service area) shall provide two ~~(2)~~ parking spaces/1,000 square feet; and
 42. Small retail including food stores and laundries (up to 3,000 square feet) shall provide two ~~(2)~~ parking spaces per 1,000 square feet. (The first 350 square feet are exempt from parking requirements.) Small retail may provide additional parking up to ~~three and one-half (3.5)~~ parking spaces per 1,000 square feet.

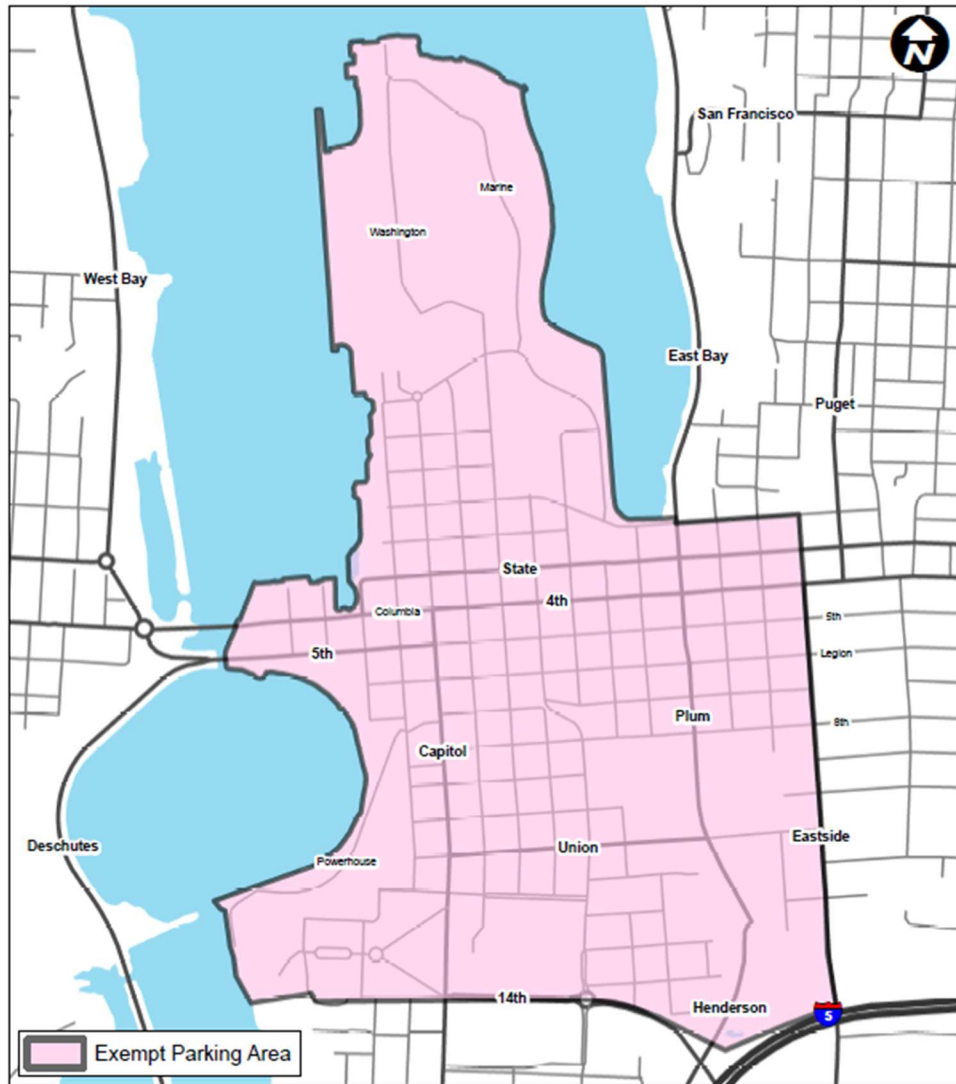


FIGURE 38-2

Section 5. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance shall take effect thirty (30) days after passage and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Mark Barber
CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: