



Commercial Districts Standards

City of Olympia | Capital of Washington State

COMMUNITY PLANNING & DEVELOPMENT 601 4TH Avenue E Olympia WA 98501 (360) 753-831

TABLE 6.01 PERMITTED AND CONDITIONAL USES

AND

TABLE 6.02 DEVELOPMENT STANDARDS

18.06.040 TABLES: Permitted and Conditional Uses

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments		P			P	P	P		C 18.06.060 (P)			P	P	P
Drinking Establishments - Existing		P 18.06.060 (GG)					P							
Restaurants, with drive-in or drive-through			P										P	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060 (U)						C	P
Restaurants, without drive-in or drive-through	P 18.06.060 (U)(3)	C	P	P 18.06.060 (U)(2)	P	P	P 18.06.060 (U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C				P/C 18.06.060 (N)							
On-Site Treatment & Storage Facilities for Hazardous Waste							P 18.06.060 (Q)							
Piers, Wharves, Landings							P 18.06.060 (N)							
Printing, Industrial			C				P/C 18.06.060 (N)							
Publishing		C	C				P			P		C	C	

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	GSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Warehousing			P		P/C 18.06.060 (AA)		P							
Welding & Fabrication			C		P/C 18.06.060 (N)		P							
Wholesale Sales		C 18.06.060 (BB)(3)	P		P/C 18.06.060 (BB)			P		P	18.06.060 (BB)(2)			
Wholesale Products Incidental to Retail Business			P		P								P	P
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
3. OFFICE USES (See also SERVICES, HEALTH)														
Banks		P	P		P/C 18.06.060 (D)(2)	P 18.06.060 (D)(2)	P/C 18.06.060 (D)(2)	P	P	P		18.06.060 (D)(1)	P	P
Business Offices		P	P		P	P	P	P	P	P			P	P
Government Offices		P	P		P	P	P	P	P	P			P	P
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
4. RECREATION AND CULTURE														
Art Galleries		P	P		P	P	P	P	P	P			P	P
Auditoriums and Places of Assembly			P		P	P	P						P	P
Boat Clubs					P	P								
Boating Storage Facilities					P									
Commercial Recreation		C	P		P	P	P	P	P	C	C		P	P
Health Fitness Centers and Dance Studios		P	P		P	P	P	P	P	C	C		P	P
		18.06.060 (L)								18.06.060 (L)	18.06.060 (L)		P	P
Libraries		C	C		P	P	P	P	P	C	P		P	18.04.060(V)

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Marinas/Boat Launching Facilities					P 18,06,060 (CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18,04,060(V)
Parks, Neighborhood	P	P	P		P	P	P		P	P	P	P	P	18,04,060(T)
Parks & Playgrounds, Other	P	P	P		P	P	P		P	P	P	P	P	18,04,060(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	
District-Wide Regulations	18,06,060 (R)				18,06,060 (F)(2)	18,06,060 (HH)	18,06,060 (F)(2)							
5. RESIDENTIAL														
Apartments		P	P		P	P	P		P	P	P	P	P	
Apartments above ground floor in mixed use development	P	P	P		P 18,06,060 (T)	P	P		P	P	P	P	P	
Boarding Houses		P	P		P 18,06,060 (T)	P	P		P	P	P	P	P	
Co-Housing		P	P			P	P			P	P	P	P	
Duplexes	P	P	P		P 18,06,060 (T)		P		P	P	P	P	P	
Fraternities, Dormitories		C	P		P 18,06,060 (T)	P	P		P	C	P	P	P	
Group Homes (6 or less)	P	P	P		P 18,06,060 (K)	P	P		P	P	P	P	P	18,04,060(K)
Group Homes (7 or more)	C	C	C		C 18,06,060 (K)	C	C		C	C	C	C	P	18,04,060(K)

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Mobile or Manufactured Homes Park - Existing		C	C	18,06,060 (T)		P				C			C	18,04,060(P)
Quarters for Night Watch person/Caretaker														
Retirement Homes		P	P	18,06,060 (T)		P	P	P	P	P	P	P	P	
Single-Family Residences	P	P	P	18,06,060 (T)			P		P	P	P	P	P	
Single Room Occupancy Units			C			P	P		P	P		P	C	
Townhouses	P	P	P	18,06,060 (T)			P		P	P	P	P	P	
District-Wide Regulations	18,06,060 (R)				18,06,060 (F)/(2)		18,06,060 (HH)		18,06,060 (F)/(2)					
6. RETAIL SALES														
Apparel and Accessory Stores			P			P	P	P				P	P	
Boat Sales and Rentals			P			P	P	P				P	P	
Building Materials, Garden and Farm Supplies	P		P			P	P	P				P	P	
Commercial Greenhouses, Nurseries, Bulb Farms	C	C	C	18,04,060 (G)					C		P	P	P	18,04,060(G)
Electric Vehicle Infrastructure	P	P	P											
Food Stores	P	P	P	18,06,060 (H)		P	P	P	P	P	P	P	P	
Furniture, Home Furnishings, and Appliances			P			P	P	P	P			P	P	

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060 (W)(4)		P		P 18.06.060 (W)		P 18.06.060 (W)(2)					P 18.06.060 (W)	P 18.06.060 (W)	
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060 (W)		P		P 18.06.060 (W)		P 18.06.060 (W)					P 18.06.060 (W)	P	
General Merchandise Stores	P 18.06.060 (J)		P		P	P	P			P 18.06.060 (J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P						
Motor Vehicle Supply Stores			P		P	P	P	P				P	P	
Office Supplies and Equipment			P		P	P	P					P	P	18.06.060(CC)
Pharmacies and Medical Supply Stores	P 18.06.060 (EE)		P		P	P	P			P 18.06.060 (DD)	P	P	P	18.06.060(DD)
Specialty Stores	P 18.06.060 (Y)(3)	P 18.06.060 (Y)(4)	P	C 18.06.060 (Y)(2)	P	P	P			P 18.06.060 (EE)	P	P 18.06.060 (Y)(4)	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
7. SERVICES, HEALTH														
Hospitals							P							
Nursing, Congregate Care, and Convalescence Homes	C	C	C		P		C							18.04.060(S)
Offices, Medical		P	P		P	P	P					P	P	
Veterinary Offices/Clinics			P				P					P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/EM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
8. SERVICES, LODGING														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060 (E)	P 18.06.060 (E)	P 18.06.060 (E)	P	P	P			P	P	P	P	18.04.060(L)(3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060 (E)	P 18.06.060 (E)	P 18.06.060 (E)	P	P	P		C	P	P	P	P	18.04.060(L)(3)(c)
Hotels/Motels			P		P		P		P					P
Lodging Houses			P		P		P		P					P
Recreational Vehicle Parks														P
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
9. SERVICES, PERSONAL														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)(3)(b)
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060(D)
Crisis Intervention	C	P	C	P	P		P		C	P	C	C	C	18.04.060(I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Funeral Parlors and Mortuaries			C		P		P			C		P	P	
Laundries and Laundry Pick-up Agencies	P	P	P	P	P	P	P			P	P	P	P	18.06.060 (O)
Personal Services	P	P	P	P	P	P	P			P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P		P				C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing			P 18.06.060 (FF)											
Ministorage			P				P							

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	FORM	GC	MS	WV	WV-H	DB	AS	C5H	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Printing, Commercial Public Facilities (see also Public Facilities, Essential on next page)	P	P	P		P	P	P		P	P	P	P	P	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	18.06.060(V)
Recycling Facilities	P	P	P		P	P	P		P	P	P	P	P	18.06.060(X)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P	P				P	P	
Service Stations/Car Washes - Existing			P		P		P	P				P	P	
Service Stations/Car Washes - Existing					18.06.060 (W)		18.06.060 (W)					18.06.060 (W)	18.06.060 (W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Track, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C		P	C	P		C	C	C	C	C	18.04.060(R)
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
II. PUBLIC FACILITIES, ESSENTIAL														
Airports			C											18.06.060(G)
Inpatient Facilities		C	C		18.06.060 (T)	C	C		C	C	C	P	P	18.06.060(G)
Jails			C			C	C		C				C	18.06.060(G)
Mental Health Facilities			C		18.06.060 (T)	C	C		C				C	18.04.060(K)
Other Correctional Facilities		C	C		18.06.060 (T)	C	C		C	C	C	C	C	18.06.060(G)

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	C	C	C	18.06.060(G)
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060(G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060(G) 18.04.060(X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060(G)
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
12. TEMPORARY USES														
Entertainment Events			P		P	P	P			P	P	P	P	P
Off Site Contractor Offices	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Emergency Housing	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Fireworks, as determined by Fire Dept.			P		P	P	P			P	P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P	P	P	P	P			P	P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	
Temporary Surface Parking Lot		P			P		P		P					
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
13. OTHER USES														
Accessory Structures/Uses			P											18.06.060(B)
Adult Oriented Businesses	P	P	P	P					P	P	P	P	P	
Agriculture														

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Fraternal Organizations		P	P		P	P	P		P/C 18.06.060 (1)	P	P	P	P	
Garbling Establishments			C										P	
Garage/Yard/Rummage and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Parking Facility, Commercial		P	P		P	P	P			P	P	P	P	18.04.060(V)
							18.06.060 (S)					18.06.060 (S)		
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060(U)
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060(Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060(DD)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND

- P = Permitted Use
- MS = Medical Services
- DB = Downtown Business
- C = Conditional Use
- PO/RM = Professional Office/Residential Multifamily
- AS=Auto Services
- NR = Neighborhood Retail
- GC = General Commercial
- UW = Urban Waterfront
- UW-H = Urban Waterfront-Housing
- CSH = Commercial Services-High Density
- HDC-1=High Density Corridor-1
- HDC-2=High Density Corridor-2
- HDC-3=High Density Corridor-3
- HDC-4=High Density Corridor-4

(Ord. 6759 §5, 2011; Ord. 6592 §5, 2008)

18.06.080 TABLES: Commercial Districts' Development Standards

TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MINIMUM LOT SIZE	7,200 Sq. Ft.	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 = cottage 3,000=zero lot 1,600 sq.ft. minimum 2,400 sq.ft. average = townhouse	No minimum, except 1,600=cottage 3,000=zero lot 1,600 sq.ft. minimum 2,400 sq.ft. average = townhouse	No minimum, except 1,600 sq.ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 sq.ft minimum 2,400 sq.ft. average = townhouse.	See also 18.06.100(D) for regulations on existing undersized lots of record.
FRONT YARD SETBACK	See City-Wide Design Guideline: "Building Design - Orientation & Form of Commercial & Public Buildings," 18.20.090.	10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.06A.180	0-10' See 18.06A.180	0-10' See 18.06A.180	0-10' See 18.06A.180	1. 5' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C). 3. Must comply with site design standards, Chapter 18.06A.180.

TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS (Continued)

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and Capital Mall	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum.	10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6- 12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM- 24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to An R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-2 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM- 24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. 5' minimum from property line for family use or an R4, R4-8, or R6-12 district structures) which house - 15' minimum + 5' for animals other than pets. 2. Must comply with site design standards, Chapter 18.06A.180.	

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS (Continued)**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and Capital Mall	HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MAXIMUM BUILDING HEIGHT	Up to 35', whichever is less.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; otherwise.	1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus. 2. Must comply with site design standards, Chapter 18.06A.180. 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6.
				Up to 60'	Up to 60'	Up to 60'	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall). Up to 75' for HDC-4 zoned properties where the proposed 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 common ownership in 2009.

TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS (Continued)

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MAXIMUM BUILDING COVERAGE	45%	70%, except 55% for residential only structures	70%; or 85% if at least 50% of the required parking is under the building.	70% for all structures	70% for all structures	70% for all structures, 85% if at least 50% of the required parking is under the building.	70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the building or in a structured parking form.	Must comply with site design standards, Chapter 18.06A.180.
MAXIMUM DEVELOPMENT COVERAGE	60%	85%, except 75% for residential only structures	85%	85% for all structures	85% for all structures	85% for all structures	85% for all structures	Must comply with site design standards, Chapter 18.06A.180.

TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS (Continued)

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Maximum building size (gross sq. ft.): 3,000 for single use; 6,000 for mixed use.	Building floors above 3 stories which about a street or residential	Building floors above 3 stories which about a street or residential	Building floors above 3 stories which about a street or residential	Building floors above 3 stories which about a street or residential	Building floors above 3 stories which about a street or residential	Building floors above 3 stories which about a street or residential district must be stepped back a	For properties in the vicinity of the Downtown, also see Pedestrian Streets Overlay District, Chapter 18.16. For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100(G) Large Scale Retail Uses. EXCEPTION: Section 18.06.100(G) shall not apply to motor vehicle sales.
		district must be stepped back a minimum of 8 feet (see 18.06.100(D) and Figure 6-3).	district must be stepped back a minimum of 8 feet (see 18.06.100(D)).	district must be stepped back a minimum of 8 feet (see 18.06.100(D)).	district must be stepped back a minimum of 8 feet (see 18.06.100(D)).	district must be stepped back a minimum of 8 feet (see 18.06.100(D)).	minimum of 8 feet (see 18.06.100(D)).	

LEGEND

NR = Neighborhood Retail
GC = General Commercial

PO/RM = Professional
Office/Residential Multifamily

HDC-1=High Density Corridor-1
HDC-2=High Density Corridor-2
HDC-3=High Density Corridor-3
HDC-4=High Density Corridor-4

TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MINIMUM LOT AREA	7,200 Sq. Ft.	No minimum.	No minimum.	No minimum.	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum.	
FRONT YARD SETBACK	10' maximum.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	No minimum.	30' minimum for buildings; 15' for other structures except signs	1. 5' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C). 3. See Design Guidelines, Chapter 18.100.
REAR YARD SETBACK	15' minimum; If next to a residential zone, 15' minimum plus 5' for every story over 3 stories.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	15' minimum.	5' minimum from property line for agriculture buildings (or structures) which house animals other than pets.

TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS (Continued)

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
SIDE YARD SETBACK	10' minimum; 15' minimum plus 5' for every story over 3 stories if next to a residential zone.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories, 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	5' minimum for buildings and 15' minimum for other structures from flanking streets.	1. 5' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C). 3. See Design Guidelines, Chapter 18.100.

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS (Continued)**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MAXIMUM BUILDING HEIGHT	75'; except hospitals, which may exceed that height.	See Figure 6-2, Urban Waterfront District Height Limits Exceptions: 1) In the portion of the area Downtown with a height limit of 65', two additional residential stories may be built. See 18.06.100(A)(2)(b). 2) In the portion of the area on West Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).	Refer to Figure 6-2 and 6-2B for specific height and building configurations required on specific blocks.	75'; PROVIDED, however, that two additional stories may be built, if they are residential. There are also restrictions around Sylvester Park. For details, see 18.06.100 (C)(6) Height, Downtown Business District.	75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner. For details, see 18.06.100 (C)(5), Height, Commercial Services-High Density.	40' accessory building limited to 20'.	Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus.
MAXIMUM BUILDING COVERAGE	50%	60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter 18.100 for design guidelines for pedestrian access and view corridors.	100%	No requirement.	No requirement.	85%	

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS (Continued)**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MAXIMUM DEVELOPMENT COVERAGE	65%	100% development coverage.	100%	100%	100%	85%	

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS (Continued)**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Building floors above 3 stories which about a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F). Residential uses (Section 5 of Table 6.01) may not be constructed within 600 feet of Lilly Road except in upper stories of mixed use building; all other development standards are the same as for commercial uses.	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section 12.16.050(D) OMC.	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to OMC	Residential uses must comply with High Rise Multi-family (RM-H) development standards.	6' of sight-screening buffer shall be provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access, and other standards applicable to replat lots.	For properties in the vicinity of the Downtown, also see Pedestrian Streets Overlay District, Chapter 18.16. For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100 (G) EXCEPTION: Section 18.06.100 (G) shall not apply to motor vehicle sales.	