



# Kaiser Harrison Opportunity Area

TO: Olympia Planning Commission (OPC)  
FROM: Community Planning & Development Department  
SUBJECT: Building Height and Setbacks  
DATE: June 21, 2016

The Public Hearing for the Kaiser Harrison Opportunity Area was held on Monday, June 6, 2016. The comment period for written comments was open through Friday, June 10, 2016, at 5:00 p.m. Written comments were submitted by thirteen people; copies of which were attached to the OPC packets for the June 20, 2016 meeting. Of the comments received, eight were generally in support of the proposal and five were opposed.

During the deliberations on June 20, 2016, Planning Commissioners asked for clarification of the building height and setback provisions for instances where High Density Corridor 4 (HDC-4) zoning is located adjacent to Residential Low Impact (RLI) zoning.

## **Setbacks:**

Rear Yard: The minimum rear yard setback in the HDC-4 zone is 10 feet. As proposed, this setback would be increased to 15 feet when adjacent to RLI zoning. For any structures over two stories in height, an additional five feet per story is required.

Side Yard: There is no minimum side yard requirement in the HDC-4 zone, unless adjacent to RLI or similar residential zones. In those cases, the minimum side yard setback is 15 feet, with an additional five feet for each building floor above two stories. For instances where HDC-4 abuts moderate density districts, such as Mixed Residential 10-18 (MR 10-18) units per acre, the minimum side yard setback is 10 feet plus five feet for each building floor above two stories.

## **Building Height:**

The height allowed in the HDC-4 zone is up to 60 feet. However, if at least 50% of the parking is located under the structure, the height can be increased to 70 feet. The maximum height is 75 feet and requires that at least one floor be for residential use.

The following height limitations would also apply:

- Any structure or portion of a structure, within 100 feet of the RLI zone is limited to 35 feet in height (the maximum height allowed in the RLI zone is 40 feet).
- Any structure or portion of a structure, within 50 feet of the MR 10-18 zoning district is limited to 45 feet in height, which is also the maximum allowed height in the MR10-18 zone.

Upper Story Step Backs: Building floors above three stories that abut a street or residential district must be stepped back a minimum of 8 feet.

