ADUs, Co-Living and Middle Housing
PUBLIC HEARING DRAFT Code Amendments
August 5, 2025

NOTE: These revisions are proposed primarily in order to meet the requirements of HB1110 and HB 2321 for Middle Housing, HB 1337 for Accessory Dwelling Units, and HB 1998 for Co-Living Housing. The provisions of these bills are codified in state law, see RCW 36.70A.

These proposed code amendments cover several different sections of the Olympia Municipal Code (OMC) and are fairly lengthy. Proposed new text is shown in red underlined text, while text proposed to be eliminated is shown in ~~red strikethrough text~~. A brief index is provided, to help people find text related to a particular topic. The index does not cover every instance or all topics covered. As such, readers are encouraged to review the complete document. You may also use the "find" tool to search for key words related to your area(s) of interest.

Accessory Dwelling Units (ADUs).....2, 8, 27, 64, 70, 76, 82, 92
Apartment(s)..... 2, 8, 10, 41, 43-44, 55, 67, 81, 85, 87, 91-92
Condominium.....2, 3, 28, 105
Design Review..... 27-28, 33, 34, 54, 57, 72-73, 75, 86-93
Duplex..... 2, 3, 8, 10-11, 33, 35, 41, 43-44, 54, 84, 87, 91-92, 94, 96
Impact Fees.....97
Land Use Review.....33, 35, 67, 71, 86-87,90, 93
Middle Housing.....3, 8, 11, 19, 41, 43, 82
Tree density.....28, 98-100, 102-104
Unit Lot Density.....8, 68-69, 106
Unit Lot Subdivisions.....28, 86, 98, 103, 105-107

TITLE 18 – UNIFIED DEVELOPMENT CODE

OMC 18.02.180 - Definitions (Revised Portions ONLY)

D. Department
Department. The City of Olympia Community Planning and Economic Development Department.

D. Detached
Detached. Any building or structure that does not have a wall and roof in common with any other building or structure and where exterior walls are separated by three feet~~by six feet or more~~. (See Attached Structures; note that structures conforming with neither definition must conform with the requirements of this title for both types of structures).

D. Dwelling Unit

Dwelling Unit. ~~See definition for single-family.~~ A residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation. ~~Various types of housing or human shelter, which are listed below and categorized by use~~ Some types of dwelling units include:

a. Dwelling, Conventional.

i. Accessory Dwelling Unit (ADU). A dwelling unit located on the same lot as a principal unit. ~~A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping.~~ ADUs can be attached to, within, or detached from the principal unit.

ii. Apartment. A dwelling within a structure designed and used for occupancy by three (3) or more individual persons or families living independently of each other on the same lot. These can include a variety of multi-unit configurations such as, but not limited to: ~~structures include~~ triplexes, fourplexes, and a mixture of multiple individual 3+ unit combinations on a lot~~other multi-unit configurations~~.

iii. ~~Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter 18.20 RCW. It may not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)~~

~~iv.~~ Cooperative-Housing. Cooperative-housing developments consist of two (2) or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.

iv. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.

v~~i~~. Cottage Housing Development. Residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.~~Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area(s). Any two units within a cottage housing development may be attached as a duplex.~~

vi~~i~~. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four (4) or more individual persons or families living independently of each other. The units are oriented around a shared

open space courtyard from which all ground floor units have primary entrances facing.

viii. Middle Housing: Duplex/Triplex/Fourplex/Fiveplex/Sixplex. One (1) building containing two/three/four/five/six (respectively) single-familyseparate dwelling units totally separated from each other by a one-hour fire wall or floorper the adopted building codes.

ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)

viiix. Manufactured Home. A single-family residence constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

ixi. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

xii. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.

xi. Multifamily Dwelling. A single dwelling unit in a structure or structures with multiple dwelling units on the same lot. Multifamily dwelling units may have complete, independent provisions for living, sleeping, cooking, and sanitation; or may have shared kitchen or other facilities. This includes middle housing on one lot.

xiii. Single-Family Dwelling. A single dwelling unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation on its own lot.

xiii. Stacked Flat. Dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned (through a condominium process).

xiv. Co-Living Housing. A type of residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Also known as congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites. A building consisting of dwellings of one room and with shared bathroom facilities, and cooking facilities that are either in the room or shared. (See also Boarding Home, Lodging House and Bed and Breakfast.)

xv. Townhouse. buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides. ~~A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls.~~ See Chapter 18.64.

xvi. Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

xvii. Transitional Housing. This housing provides stability for residents for a limited time period, usually two weeks to 24 months, to allow them to recover from a crisis such as homelessness or domestic violence before transitioning into permanent housing. Transitional housing often offers supportive services, which enable a person to transition to an independent living situation.

~~xvi. Triplex. One building containing three single-family dwelling units separated from each other by a fire wall or floor.~~

~~xvii. Fourplex. One building containing four single-family dwelling units separated from each other by a fire wall or floor.~~

~~xviii. Sixplex. One building containing six single-family dwelling units separated from each other by a fire wall or floor.~~

b. Dwelling, Transient.

i. Bed and Breakfast. A dwelling for the purpose of providing lodging for travelers and guests for a period of less than two weeks for compensation and having at least one kitchen used to provide breakfast but no other meals. Such dwelling may have no more than five such guest rooms for persons other than the immediate family of the operator

occupying such dwelling. Any such dwelling having over five such guest rooms is a hotel.

ii. Hotel. Any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where typically no or only limited provisions are made for cooking in any individual room or suite.

~~iii. Lodging House. A dwelling having only one kitchen and used for the purpose of providing lodging, or lodging and meals, for compensation for no more than five persons other than the members of the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guests is considered a hotel. (See also Boarding Home.) [NOTE: A lodging house allows for an unlimited stay, unlike a Bed and Breakfast which is limited to two weeks.]~~

iii~~iv~~. Motel. Guest rooms or suites occupied on a transient basis often with most rooms gaining access from an exterior walkway. ~~(See also Recreational Vehicle.)~~

iv. Short-Term Rental. A lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or a portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights. (This definition has the same meaning as RCW 64.37.010(9)). (See also Short-Term Rental Operator).

v~~i~~. Short-Term Rental – Homestay. A type of short-term rental wherein rooms are rented within a dwelling unit that is occupied by a property owner or long-term rental tenant residing in that dwelling unit.

vi~~i~~. Short-Term Rental – Vacation Rental. A type of short-term rental wherein an entire dwelling unit or portion thereof is rented and there is no property owner or long-term tenant residing in that dwelling unit.

vii~~i~~. Trailer House. See Recreational Vehicle.

c. Dwelling, Assisted Living. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter 18.20 RCW or other state laws. Such homes or institutions must comply with all state licensing requirements and are subject to the same development regulations that would apply to the structure(s) if used for conventional residential use.

i. Adult Day Care Home. A residence in which adults (at least 18 years in age) and who are not related to the caregiver stay for no more than 12 hours per day. Emergency medical care may be provided in such facilities, but not convalescent care. (See also Convalescent Home and Elder Care Home.)

ii. Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of

illness or infirmity, are unable properly to care for themselves. Such establishment must be duly licensed by the State of Washington as a "nursing home" in accordance with the provisions of chapter 18.51 RCW.

iii. Congregate Care Facilities. A building or complex of dwellings specifically designed for occupancy by senior citizens which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in OMC 18.04.060(S).

iv. Elder Care Home. An elder care home or adult family home in the primary residence of a person licensed pursuant to chapter 70.128 RCW to provide personal care, room, and board. Home health care and limited nursing care (dispensing of medicine and emergency medical aid) may be provided, but not convalescent care. (See also Convalescent Home, and Boarding Home.)

v. Group Homes. A place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They may not include correctional facilities (except as authorized by chapters 137-56 and 137-57 WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to the following:

(a) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in chapter 70.123 RCW and chapter 388-61A WAC. Such facilities are characterized by a need for confidentiality.

(b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.

(c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of chapter 248-144 WAC.

(i) Emergency Housing. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

(ii) Emergency Shelter. A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

(d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in chapter 388-73 WAC and chapter 74.15 RCW.

(e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in chapters 137-56 and 137-57 WAC.

vi. Hospice Care Center. Facilities licensed under chapter 70.41 RCW which provide for the emotional and physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a full-time (24 hour) basis for two or more people, unrelated to the Center's operator, who are in the latter stages of a disease expected to cause death.

vii. Nursing Homes. See Convalescent Home.

viii. Rest Home. See Congregate Care.

~~ix. Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.~~

~~x. Transitional Housing. This housing provides stability for residents for a limited time period, usually two weeks to 24 months, to allow them to recover from a crisis such as homelessness or domestic violence before transitioning into permanent housing. Transitional housing often offers supportive services, which enable a person to transition to an independent living situation.~~

18.02.180 Definitions – F Specific ("Frequent Transit Routes" only)

Frequent Transit Routes. Transit routes for which the majority of bus stops have service 4 or more times per hour, for a minimum of 12 or more hours per day, for at least five days per week.

18.02.180 Definitions – G Specific ("Gross Floor Area" only)
Gross Floor Area for non-Accessory Dwelling Units. The area included within the surrounding exterior finished wall surface of a building or portion thereof, exclusive of courtyards.

Gross Floor Area for Accessory Dwelling Unit(s), The interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure.

18.02.180 Definitions – L Specific ("Lot, parent and Lot, unit" only)
Lot, parent. The initial lot from which unit lots are subdivided pursuant to OMC 17.33.

Lot, unit. One (1) of the individual lots created by the subdivision of a parent lot pursuant to OMC 17.33.

18.02.180 Definitions – M Specific ("Middle Housing" only)
Middle Housing. Buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

18.02.180 Definitions – P Specific ("Principal Unit" only)
Principal unit. The single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit. If this unit meets the ADU size provisions in OMC 18.04, this unit can be reclassified as an ADU and a new unit can be designated as the principal unit during or after subsequent development.

18.02.180 Definitions – U Specific ("Unit Lot Density" only)
Unit Lot Density. The number of units allowed per lot, regardless of lot size.

Chapter 18.04 - RESIDENTIAL DISTRICTS

Note: The entirety of Chapter 18.04 is included so the reader can see all applicable provisions, including those not proposed to be changed.

18.04.000 Chapter Contents

Sections:
18.04.020 Purposes.
18.04.040 Permitted, conditional, and prohibited uses.
18.04.060 Residential districts' use standards.
18.04.080 Residential districts development standards.
18.04.090 Additional regulations.

18.04.020 Purposes

A. The general purposes of the residential districts contained in this chapter are as follows:

1. To provide a sustainable residential development pattern for future generations.

2. To encourage development of attractive residential areas that provide a sense of community and contain a variety of housing types to accommodate different lifestyles and household sizes.

3. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.

4. To establish a compact growth pattern to efficiently use the remaining developable land; enable cost effective extension and maintenance of utilities, streets and ~~mass~~public transit; and enable development of affordable housing.

5. To enable community residents to reside and work within walking or bicycling distance of ~~mass~~ public transit, employment centers, and businesses offering needed goods and services in order to reduce traffic congestion, energy consumption, and air pollution.

6. To provide for development of neighborhoods with attractive, well connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.

7. To ensure adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare.

8. To ensure the compatibility of dissimilar adjoining land uses.

9. To protect or enhance the character of historic structures and areas.

10. To provide residential areas of sufficient size and density to accommodate the city's projected population growth, consistent with Section 36.70A.110, RCW.

11. To preserve or enhance environmental quality and protect ground water used as a public water source from contamination.

12. To minimize the potential for significant flooding and allow recharge of ground water.

13. To allow innovative approaches for providing housing, consistent with the policies of the Comprehensive Plan.

14. To ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density development when municipal utilities become available.

B. The additional purposes of each individual residential district are as follows:

1. Residential - 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.

2. Residential Low Impact (RLI). To accommodate some residential development within sensitive drainage basis at densities averaging from two to four units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.

3. Residential - 4 Units per Acre (R-4 and R-4CB). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally Critical Areas).

4. Residential 4-8 Units per Acre (R 4-8). To accommodate residential development at densities ranging from a minimum of four units per acre to a maximum of eight units per acre; to allow sufficient residential density to facilitate effective ~~mass~~ public transit service; and to help maintain the character of established neighborhoods.

5. Residential 6-12 Units per Acre (R 6-12). To accommodate residential development, at densities between six and twelve units per acre, in locations with frequent ~~mass~~ public transit service (existing or planned).

6. Mixed Residential 7-13 Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging between seven and 13 units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient ~~mass~~ public transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types.

7. Mixed Residential 10-18 Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten and 18 units per acre); to provide a variety of housing types and styles; to provide for development with a density and configuration that facilitates effective and efficient ~~mass~~ public transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of automobile trips; and to enable provision of affordable housing.

8. Residential Multifamily - 18 Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of 18 units per acre, along or near (e.g., one-fourth (¼) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient ~~mass~~ public transit service; and to enable provision of affordable housing.

9. Residential Multifamily - 24 Units per Acre (RM-24). To accommodate predominantly multifamily housing, at an average maximum density of 24 units per acre, in locations

close (e.g., one-fourth (¼) mile) to major employment and/or shopping areas; to provide for development with a density and configuration that facilitates effective and efficient ~~mass~~ public transit service; and to enable provision of affordable housing.

10. Residential Multifamily - High Rise (RMH). To accommodate multifamily housing in multistory structures near the State Capitol Campus; to provide opportunities for people to live close to work, shopping, services and a major ~~mass~~ public transit hub; to create a desirable living environment for residents of the district; and to ensure that new high rise buildings incorporate features which reduce their perceived scale and allow sunlight to reach street level.

11. Residential Mixed Use (RMU). To accommodate attractive, high-density housing, pedestrian oriented commercial and mixed-use development which reinforces downtown's historic character; to provide for coordinated pedestrian amenities; to preserve viable downtown housing; to enable businesses to locate within walking distance of residences and offices; to provide a transition between commercial and residential districts; and to require new high rise buildings to incorporate features which reduce their perceived scale and allow sunlight to reach street level.

12. Urban Residential (UR). To accommodate multifamily housing in multistory structures in or near the State Capitol Campus; downtown, High Density Corridor, or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment.

13. Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes, ~~and~~ townhouses, and middle housing types at densities between five and 12 units per acre, in locations with frequent ~~mass~~ public transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets.

18.04.040 TABLES: Permitted and Conditional Uses

NOTE: This Table is proposed to be deleted and replaced.

~~TABLE 4.01~~
~~PERMITTED AND CONDITIONAL USES~~

~~DISTRICT~~	~~R1/5~~	~~R-4~~	~~R-4CB~~	~~RLI~~	~~R 4-8~~	~~R 6-12~~	~~MR 7-13~~	~~MR 10-18~~	~~RM 18~~	~~RM 24~~	~~RMH~~	~~RMU~~	~~MHP~~	~~UR~~	~~APPLICABLE REGULATIONS~~
~~District-Wide Regulations~~	-	-	-	-	-	-	~~18.04.060 (N,Q)~~	~~18.04.060 (N,Q)~~	~~18.04.060 (N)~~	~~18.04.060 (N)~~	~~18.04.060 (N)~~	~~18.04.060 (N,BB)~~		~~18.04.060 (N)~~	-
~~1. SINGLE-FAMILY HOUSING~~															
~~Accessory Dwelling Units~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(A) 18.04.060(B)~~
~~Co-Housing~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(F)~~
~~Cottage Housing~~	-	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(H)~~
~~Manufactured/ Mobile Home Parks (Rental Spaces)~~	-	-	-	-	-	-	-	~~C~~	~~C~~	~~C~~	-	-	~~C~~	-	~~18.04.060(P)~~
~~Manufactured Homes~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(O)~~
~~Single-family Residences~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-
~~Townhouses~~	~~P~~	~~P~~	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.64 18.04.080(A)~~
~~Short-Term Rentals~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(JJ)~~
~~2. MULTIFAMILY HOUSING~~															
~~Apartments~~	-	-	-	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-	~~P~~	~~18.04.060(N)~~
~~Courtyard Apartments~~	-	-	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-	-	~~18.04.060(II) 18.04.080(A)~~
~~Boarding Homes~~	-	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~	-	-	-	-	-

~~TABLE 4.01~~
~~PERMITTED AND CONDITIONAL USES~~

~~DISTRICT~~	~~R1/5~~	~~R-4~~	~~R-4CB~~	~~RLI~~	~~R 4-8~~	~~R 6-12~~	~~MR 7-13~~	~~MR 10-18~~	~~RM 18~~	~~RM 24~~	~~RMH~~	~~RMU~~	~~MHP~~	~~UR~~	~~APPLICABLE REGULATIONS~~
~~Collegiate Greek system residences~~	~~P~~	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~	-	-	-	-	-
~~Dormitories~~	~~P~~	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-	~~P~~	-
~~Duplexes - Existing~~	~~P~~	~~P~~	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(J)~~
~~Duplexes~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.080(A)~~
~~Duplexes on Corner Lots~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(HH)~~
~~Single Room Occupancies~~	-	-	-	-	-	~~P 18.04.060 (HH)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-	-	~~18.04.060(HH)~~
~~Triplexes~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-	~~P~~	-
~~Fourplexes~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-	~~P~~	-
~~Sixplexes~~	-	-	-	-	-	~~P~~	-	-	-	-	-	-	-	-	-
~~Group Homes with 6 or Fewer (or up to 8 with DSHS approval) Clients and Confidential Shelters~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(K)~~
~~Group Homes with 7 or More Clients~~	~~C~~	-	-	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~18.04.060(K)~~
~~Lodging Houses~~	-	-	-	-	-	-	-	-	~~P~~	~~P~~	~~P~~	~~P~~	-	~~P~~	-
~~Nursing/Convalescent Homes~~	~~C~~	-	-	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~18.04.060(S)~~

~~TABLE 4.01~~
~~PERMITTED AND CONDITIONAL USES~~

~~DISTRICT~~	~~R1/5~~	~~R-4~~	~~R-4CB~~	~~RLI~~	~~R 4-8~~	~~R 6-12~~	~~MR 7-13~~	~~MR 10-18~~	~~RM 18~~	~~RM 24~~	~~RMH~~	~~RMU~~	~~MHP~~	~~UR~~	~~APPLICABLE REGULATIONS~~
~~Retirement Homes~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~	~~-~~	~~P~~	~~-~~
~~Transitional Housing, Permanent Supportive Housing~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~
~~3. COMMERCIAL~~															
~~Child Day Care Centers~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~	~~P~~	~~18.04.060(D) 18.04.060(AA)~~
~~Commercial Printing~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Drive-In and Drive-Through Businesses - - Existing~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~18.04.060(J)~~
~~Food Stores~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~18.04.060(AA)~~
~~Hardware Stores~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, Short-Term Rentals – Homestays, and Bed & Breakfast Houses)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.jk04.060(L)~~
~~Hospice Care~~	~~C~~	~~-~~	~~-~~	~~C~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~C~~	~~18.04.060(M)~~
~~Laundries~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~18.04.060(AA)~~
~~Nursery (Retail and/or Wholesale Sales)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~C~~	~~-~~	~~18.04.060(G)~~

~~TABLE 4.01~~
~~PERMITTED AND CONDITIONAL USES~~

~~DISTRICT~~	~~R1/5~~	~~R-4~~	~~R-4CB~~	~~RLI~~	~~R 4-8~~	~~R 6-12~~	~~MR 7-13~~	~~MR 10-18~~	~~RM 18~~	~~RM 24~~	~~RMH~~	~~RMU~~	~~MHP~~	~~UR~~	~~APPLICABLE REGULATIONS~~
~~Offices~~	-	-	-	-	-	-	-	-	-	-	-	~~P~~	-	~~P~~	~~18.04.060(AA)(2)~~
~~Personal Services~~	-	-	-	-	-	-	-	-	-	-	-	~~P~~	-	-	-
~~Pharmacies~~	-	-	-	-	-	-	-	-	-	-	-	~~P~~	-	-	-
~~Restaurants, without Drive-In and Drive-Through~~	-	-	-	-	-	-	-	-	-	-	-	~~P~~	-	-	-
~~Servicing of Personal Apparel and Equipment~~	-	-	-	-	-	-	-	-	-	-	-	~~P~~	-	-	-
~~Specialty Stores~~	-	-	-	-	-	-	-	-	-	-	-	~~P~~	-	-	-
~~Veterinary Clinics - Existing~~	~~P~~	~~P~~	-	~~P~~	~~P~~	~~P~~	-	-	-	-	-	-	~~P~~	-	~~18.04.060(J)~~
~~Veterinary Clinics~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~4. ACCESSORY USES~~															
~~Accessory Structures~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(B)~~
~~Electric Vehicle Infrastructure~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~18.04.060(GG)~~
~~Garage/Yard/Rummage or Other Outdoor Sales~~	~~P~~	~~P~~	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~5.24~~
~~Large Garages~~	-	-	~~C~~	-	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~18.04.060(B)~~

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Residence Rented for Social Event, 7 times or more in 1 year	C	C	-	C	C	C	C	C	C	C	C	-	C	C	-
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
5. RECREATIONAL USES															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
Golf Courses	-	C	C	-	C	C	C	C	C	C	-	-	C	-	-
Neighborhood Parks	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	P/C	18.04.060(T)
Open Space - Public	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	P/C	18.04.060(T)
Racing & Performing Pigeons	-	C	C	C	C	C	-	-	-	C	C	-	C	C	18.04.060(Y)
Stables, Commercial and Private Existing	-	C	-	C	C	-	-	-	-	-	-	-	-	-	18.04.060(J)
Trails - Public	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	P/C	18.04.060(T)
6. AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P	-	-	P	-	18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P	-	P	P	18.04.060(DD)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P	-	P	P	18.04.060(DD)
Wireless Communication Facility	P	P	-	P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries	-	C	C	-	C	C	C	C	C	C	-	-	C	-	18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum	-	C	C	C	C	C	C	C	C	C	C	C	C	C	-
Parking Lots and Structures	-	-	-	C	-	-	-	-	-	-	P	P	-	-	18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)

~~TABLE 4.01~~
~~PERMITTED AND CONDITIONAL USES~~

~~DISTRICT~~	~~R1/5~~	~~R-4~~	~~R-4CB~~	~~RLI~~	~~R 4-8~~	~~R 6-12~~	~~MR 7-13~~	~~MR 10-18~~	~~RM 18~~	~~RM 24~~	~~RMH~~	~~RMU~~	~~MHP~~	~~UR~~	~~APPLICABLE REGULATIONS~~
~~Public Facilities - Essential~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~18.04.060(W)~~
~~Radio, Television and Other Communication Towers~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~18.44.100~~
~~Schools~~	~~C~~	-	-	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	-	~~C~~	~~C~~	~~18.04.060(CC)~~
~~Social Organizations~~	-	-	-	-	-	-	-	-	-	-	~~P~~	~~P~~	-	~~C~~	-
~~Mineral Extraction - Existing~~	-	-	-	-	~~C~~	-	~~C~~	-	-	-	-	-	-	-	~~18.04.060(J)~~
~~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~~	~~P/C~~	~~18.04.060(X)~~
~~Wireless Communication 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~~	~~P/C~~	~~18.44~~
~~Workshops for Disabled People~~	~~C~~	-	-	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~18.04.060(R)~~

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations							18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	18.04
RESIDENTIAL/HOUSING (Conventional Housing Types) Includes single family, accessory dwelling units, middle housing, cottage housing, multifamily, townhouses, permanent supportive housing, and transitional housing															
Conventional Dwelling Types as defined in OMC 18.02.180.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Table 4.04. 18.04.060; 18.04.080. See 18.04.080 (A) for provisions allowing up to 6 units per lot in some cases.
Manufactured or Mobile Home Parks								C	C	C			P		18.04.060(P)
RESIDENTIAL/HOUSING (Transient Housing Types) Note: Hotels and Motels are allowed in Commercial Zones, see OMC 18.06 for details.															
Bed and Breakfast (as a Home Occupation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Short Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L) 18.04.060(JJ)
Dorms / Collegiate Greek System Residences	P			P				P	P	P					
RESIDENTIAL/HOUSING (Assisted Living Dwellings)															

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Adult Family Home/ Elder Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Homes with 6 or Fewer (or up to 8 with DSHS approval) Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)
Nursing/ Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
~~3.~~ COMMERCIAL															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Care Homes, Short-Term Rentals – Homestays, and Bed & Breakfast Houses)															
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
~~4.~~ ACCESSORY USES															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
~~5.~~ RECREATIONAL USES															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Courses		C	C		C	C	C	C	C	C			C		
Neighborhood Parks	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	P/C	18.04.060(T)
Open Space - Public	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	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	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	P/C	18.04.060(T)
~~6.~~ AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P				P		
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
~~7.~~ TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
~~8.~~ OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)
Social Organizations											P	P		C	
Mineral Extraction - Existing					C		C								18.04.060(J)
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	P/C	18.04.060(X)
Wireless Communication 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	P/C	18.44 & 18.44.090 Table 44.01
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

LEGEND

P = Permitted Use	C = Conditional Use		
R1/5 = Residential-1 Unit Per 5 Acres	R-4 = Residential - 4	R-4CB = Residential - 4 Units per Acre	RLI = Residential Low Impact
R 4-8 = Residential 4-8	R 6-12 = Residential 6-12	MR 7-13 = Mixed Residential 7-13	MR 10-18 = Mixed Residential 10-18
RM 18 = Residential Multifamily - 18	RM 24 = Residential Multifamily - 24	RMH = Residential Multifamily High Rise	RMU = Residential Mixed Use
MHP = Manufactured Housing Park	UR = Urban Residential		

18.04.040 Permitted, conditional and prohibited uses

A. Permitted and Conditional Uses. Table 4.01, Permitted and Conditional Uses, identifies land uses in the ~~commercial~~ residential districts which are permitted outright (P) or subject to a Conditional Use Permit (C). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section 18.04.060, Use Standards. Numbers listed under the heading Applicable Regulations apply to the corresponding land use in all of the residential districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district. (Also see Section 18.04.080, Development Standards, and Section 18.70.180, Conditional Uses.)

B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 4.01 as permitted or conditional uses are prohibited. However, the Director of Community Planning and Development may authorize unlisted uses consistent with Section 18.02.080, Interpretations.

In addition to those uses prohibited by Table 4.01, the following uses are prohibited in these districts:

1. All Residential Districts.

    a. Adult oriented businesses (see Chapter 18.02, Definitions).

    b. Mobile homes, except in approved mobile home/manufactured home parks or when used as temporary housing consistent with Section 18.04.060(DD), Temporary Uses.

    c. Habitation of recreational vehicles, except when used as temporary housing consistent with Section 18.04.060(DD) or as permanent housing within a mobile/manufactured housing park as outlined in Section 18.04.060(P) and Section 16.06.030(B).

    d. Junk yards.

    e. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.

    f. Secure community transition facilities.

2. All Residential Districts Except RMU. Conversion of residences to a commercial use (not including home occupations).

3. RMU District.

a. Home improvement/hardware stores larger than ten thousand (10,000) square feet in size.

    b. Garden stores.

c. Motor vehicle sales.

d. Service stations.

e. The sale of gasoline.

f. Drive-in and drive-through businesses and uses.

18.04.060 Residential districts' use standards

A. ACCESSORY DWELLING UNITS (ADU).
Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:

1. Number. ~~One (1)~~Up to 2 ADUs shall be allowed per residential lot in conjunction with any ~~detached single-family structure~~principal unit. ~~(See OMC 18.04.080(A)(3) regarding ADUs in new subdivisions.)~~

2. Location. The ADU(s) shall be permitted as ~~a second~~ dwelling unit(s) added to, created within, or detached from the ~~original dwelling~~ principal unit. The ADU(s) shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. (See chapter 18.100 OMC, Design Review, and chapter 18.175 OMC, Infill and Other Residential.)

3. Size. Each~~The~~ ADU shall have a gross floor area of no more than ~~850~~1,000 square feet. Covered porches or patios (or similar covered spaces) do not count toward the gross floor area of the ADU but are limited to a total of 120 square feet in size for each ADU and may not be enclosed (See OMC 18.02.180.G "Gross Floor Area for Accessory Dwelling Unit(s)").

4. Other structures. Accessory Dwelling Units may be attached to the principal unit, to accessory structures such as a garage or shop building, or to another ADU. In such circumstances, the ADU(s) may be up to ~~850~~1,000 square feet in size and the accessory structure may be up to 800 square feet in size (or larger if the underlying zoning district allows or a conditional use permit for a large garage has been approved).

5. ~~Occupancy. No more than one family (as defined in chapter 18.02 OMC, Definitions) shall be allowed to occupy an ADU.~~Converting Existing Structures. ADUs may be converted from existing legally established structures constructed prior to INSERT ADOPTION DATE, or that were constructed at least 10 years prior to the application for conversion, including but not limited to detached garages, even if they violate current code requirements for setbacks and/or lot coverage. The existing structure may be added onto as part of the conversion process, as long as the addition does not increase the nonconformity (e.g., encroachment into setback, amount of impervious surface, maximum building height). When

converting an existing building to an ADU, the ADU portion of the building may not exceed 1,000 square feet of gross floor area, except as allowed by 18.04.060(A)(7).

6. Standards. Two ADUs can be constructed per lot with a principal unit. ADU(s) are subject to the same lot coverage standards and minimum tree density provisions of the underlying zone that would apply to the construction of a single family residence.~~Existing ADUs. Accessory dwellings created prior to the enactment of these regulations, June 19, 1995, may be approved subject to applicable requirements. If the owner of an existing unauthorized ADU applies to make the unit legal, but cannot meet all of the standards, the owner will be allowed a "grace period" of six months from date of application to comply with applicable standards. However, where health and safety are an issue, the Building Official will determine when the necessary modifications must be made. If the owner cannot meet the standards, the unauthorized accessory unit must be removed or its use as a dwelling must be suspended.~~

7. Deviation From Requirements. The Director or the Director's designee may allow deviation from the requirements of this section (OMC 18.04.060(A))~~ as follows:a. T~~to allow use of the entirety of a single floor in a dwelling constructed two or more years prior to the date of application in order to efficiently use all floor area.~~; and~~

8. ADUs may be sold independently from the principal unit upon approval and completion of a condominium or unit lot subdivision.

9. For lots with an existing home of 1,200 square feet or less in size, the existing home may become the ADU if a new home is proposed as the new principal unit.

~~b. To enable ADUs to be established in structures constructed prior to June 19, 1995, which are located in rear or side setbacks, provided that Building Code requirements and the Development Standards contained in OMC 18.04.080 are met. [NOTE: See chapter 18.100 OMC, Design Review, and chapter 18.175 OMC, Infill and Other Residential for applicable design guidelines.]~~

B. Accessory Structures

Accessory structures are detached structures and are permitted in all residential districts subject to the following requirements:

1. Time of Establishment. Accessory structures shall not be built prior to commencing construction of the main building on the lot. However, lots may be created which contain an accessory structure (without an associated primary use) constructed prior to submission of the subdivision application.

2. Subordinance to Primary Use. Accessory structures shall be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In residential districts with a maximum density of twelve units or less per acre each accessory structure shall not exceed 800 square feet in size, except for:

a. structures accessory to an agricultural use which are located on a parcel one acre or larger in size.

b. garages and carports as described below in OMC 18.04.060(B)(3) below.

3. Detached garages and carports shall meet the following standards:

a. Shall not exceed a total of 1,200 square feet of floor space per dwelling unit, unless approved as a conditional use.

b. ~~Must be designed so the appearance of the building remains consistent with the primary structure by addressing the following:~~

~~i. Similar materials and colors as the primary use;~~

~~ii. A roof type or pitch similar to the primary use;~~

~~c.~~ Detached garages or carports exceeding 1,200 square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. When visible from the right of way (not an alley), the garage/carport appearance must be consistent with the primary structure and must be designed to use a similar roof pitch, building materials, and color of the primary unit as well as meeting ~~The criteria for garages/carports outlined above in OMC 18.04.060(B)(3) and~~ OMC 18.175.060 ~~must be met~~. The approval authority shall establish a maximum size for garages receiving conditional use approval. See OMC 18.04.080.

4. See OMC 18.04.060(P)(4) regarding accessory structures in mobile home/manufactured home parks.

C. ANIMALS/PETS. (NOTE: This section is under review for modifications related to Urban Agriculture. Any updates adopted for this section will included prior to final consideration by City Council.)

Pets and other animals are allowed in all residential districts subject to the following requirements:

1. Traditional Pets. No more than a total of three traditional pets, such as dogs and cats, as well as potbelly pigs, four months of age or older, shall be permitted per dwelling unit. Song birds or other traditional pet birds (e.g., parrots) are permitted. The keeping of racing and performing pigeons is permitted as a conditional use. (Traditional pets are defined as a species of animals which can be housebroken, or walked on a leash, or are frequently, but not necessarily, housed within a residence and are neither obnoxious nor a public safety or health threat.)

2. Fowl.

a. Lots one acre or less are allowed up to five ducks or female chickens. Lots greater than one acre are allowed one additional duck or female chicken for every additional one thousand square feet of lot area beyond one acre, up to ten ducks or female chickens.

b. Chickens and ducks shall be confined within a suitably fenced area large enough for appropriate exercise.

c. Suitable sanitary structures (coops) shall be provided and must be designed to protect fowl on all sides from weather, predators and to prevent rodents.

d. Roosters, geese and turkeys are prohibited.

3. Other Animals.

a. Swine, other than potbelly pigs, and non-miniature goats, are prohibited.

b. Rabbits of breeding age are permitted with the following conditions:

i. Lots of one-quarter acre or less are allowed up to five rabbits.

ii. Lots greater than one-quarter acre are allowed one additional rabbit for every additional one thousand square feet of lot area beyond one-quarter acre, up to ten rabbits.

iii. Rabbits must have a minimum 3.5 square feet of hutch space per rabbit.

iv. Structures housing rabbits must be designed to protect rabbits on all sides from weather, predators and to prevent other rodents.

c. Miniature goats, commonly known as pygmy and dwarf, are permitted with the following conditions:

i. Lots between five thousand square feet and one acre in size are allowed up to two miniature goats.

ii. Lots greater than one acre are allowed one additional miniature goat for every additional one thousand square feet of lot area beyond one acre, up to six miniature goats.

iii. Miniature goats shall be confined within a suitably fenced area, large enough for appropriate exercise.

iv. Structures housing miniature goats must be designed to protect them on all sides from weather and predators and to prevent rodents.

d. The keeping of other agricultural animals, which are not specifically prohibited in this section, is permitted, provided that:

i. There shall be no more than one animal per acre, in addition to the permitted animals/pets referenced above; and

ii. Such animals shall be confined within a suitably fenced area, large enough for appropriate exercise, which shall be located no closer than fifty feet from any property line; and

iii. The keeping of such other animals does not constitute a nuisance or hazard to the peace, health or welfare of the community in general and neighbors in particular.

iv. Structures housing such other animals must be designed to protect them on all sides from weather and predators and to prevent rodents.

D. CHILD DAY CARE CENTERS.

1. Permitted Use. Child day care centers are permitted in the districts specified in Tables 4.01 and 5.01 subject to the following conditions:

a. Child day care centers located in residences shall be separate from the usual living quarters of the family, or located in the portion of the residence used exclusively for children and their caregivers during the hours the center is in operation.

b. Compliance with state licensing requirements.

c. Prior to initiating child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development (forms are provided by the Department). The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.

2. Accessory Use. A child day care center shall be considered an accessory use if it is sited on the premises of a community service use, such as a private or public school, grange, place of worship, community center, library, or similar adult gathering place and it is associated with that activity. Child care facilities for the exclusive use of employees of a business or public facility shall also be allowed as an accessory use of the business or facility. Prior to initiating operation of a child day care center, the operator must register with the City as specified in Subsection 1.

3. Conditional Use. Child day care centers are allowed as a conditional use in the R-4, R4CB, RLI, R 4-8, R 6-12 and MR 7-13 districts, subject to the requirements contained in Subsection A, and the following standard:

No structural or decorative alteration is permitted which would alter the residential character of an existing residential structure used as a child day care center.

E. CEMETERIES AND CREMATORIUMS.

Crematoriums may be built and operated in conjunction with a cemetery, subject to conditional use approval.

F. COOPERATIVE-HOUSING.

Cooperative-housing developments are allowed in the districts specified in Table 4.01 and 6.01 subject to the following requirements:

1. Common Structure. The following provisions apply to co-housing developments in the residential districts listed in OMC 18.04.

   a. Quantity, size, and use. Cooperative-housing projects may contain any number of common structures; however, no more than two common structures shall exceed 800 square feet in size and none shall exceed 5,000 square feet in size. At least one common structure shall contain a dining room and kitchen large enough to serve at least 50 percent of the development's residents at a time based upon occupancy of one person per bedroom, and at least one of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.

   b. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within 40 feet of the site's perimeter or a public street extending through the site, no more than two common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than 40 feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least 40 feet from existing and potential dwelling sites. In no case shall more than 50 percent of any street frontage be occupied by common and/or accessory structures.

2. Business Uses. Cooperative-housing developments may contain business uses allowed as home occupations (see Section 18.04.060(L)) in structures other than residential dwellings, subject to the conditions below:

   a. The total building square footage devoted to business uses in the entire development shall not exceed the rate of 500 square feet per dwelling unit.

   b. Business uses shall not occupy more than 50 percent of a common building. The proportion of dwellings devoted to business uses shall comply with OMC 18.04.060(L), Home Occupations.

c. Structures containing a business which are visible from public rights-of-way adjoining the development shall give no outward appearance of a commercial use, other than one (1) sign mounted flush to the building in which the business is located. (See OMC 18.43, Signs.) No outdoor storage related to a business may be visible from public rights-of-way bordering the development.

d. Each business located in a cooperative-housing development may employ a maximum of two people who do not reside in the development. This limitation does not apply to seasonal agricultural employees.

e. Business uses shall not emit noise, pollutants, waste products, or create impacts which would pose a nuisance or health risk for the occupants of abutting properties.

3. Dwelling Units. Dwelling units in cooperative-housing developments shall only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.

4. Approval Process. Applications for cooperative-housing projects shall be processed ~~pursuant to OMC 18.56~~as land use reviews.

5. Common Areas. A note shall be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use. (See OMC 18.100, Design Review, for applicable design guidelines.)

6. Platting.

a. Dwellings in cooperative-housing developments (as allowed in Table 4.01 or 6.01 for the applicable district) are not required to be located on individual lots.

b. Perimeter setbacks. The minimum building setbacks for unplatted cooperative-housing developments in the R-4, R 4-8, and R 6-12 districts are as follows:

i. Five feet from the side property line of an adjoining parcel.

ii. 10~~20~~ feet from public rights-of-way and 5 feet from the rear property lines of adjoining parcels.

The setbacks required in Subsections a. and b. above may be reduced per OMC 18.04.080(H)(2) and 18.04.080(H)(5).

c. Dwelling separation. Residential structures (i.e., houses, duplexes, and townhouse structures with up to four units) in cooperative-housing

developments in an R-4, R 4-8, or R 6-12 district, which are not on individual lots, shall be separated by at least ten feet along the site's perimeter and ~~six feet~~ per the adopted building codes elsewhere. Dwellings on individual lots are subject to the applicable setback standards specified in Table 4.04 or 6.01.

(See OMC 18.100, Design Review, for applicable design guidelines.)

G. COMMERCIAL GREENHOUSES, NURSERIES AND BULB FARMS.

As a condition of approval, applicants for commercial greenhouses, nurseries or bulb farms shall demonstrate to the satisfaction of the Hearing Examiner that said development will not pose a significant nuisance for residents of the surrounding neighborhood. Consideration shall be given to odor, noise and traffic generation, pesticide and herbicide use, hours of operation, and other relevant factors. In the Professional Office/Residential Multifamily District (PO/RM), the maximum gross floor area of a retail sales building shall be five thousand (5,000) square feet except in the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.

H. COTTAGE HOUSING.

Cottage housing developments shall comply with the following requirements:

1. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. Said open space shall be at least 20% of the site. (See OMC 18.04.080(J), Development Standards.)

2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard or common area. (See also OMC 18.175.100 Site Design: Cottage Housing.) A cottage may share a common wall with one other cottage.

3. Number of Units. The development shall include no less than four and no more than 12 dwelling units per courtyard.

4. Dwelling Size. The first story of dwellings in cottage developments, including any garage, shall not exceed 1,000 square feet in size. Two story structures shall not exceed 1,600 square feet in size. Dwelling size does not include the area of a private garage. An existing dwelling in a new Cottage Housing project is exempt from these size limitations.

5. Parking. On-site parking may be accommodated in a shared parking lot(s). (See chapter 18.38 OMC, Parking.)

6. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use.

7. Platting. Dwellings in cottage housing developments may, but are not required to, be located on individual lots.

8. Phasing. A proposed cottage housing development may be developed in phases. The project as a whole shall be portrayed on the site plan submitted for land use review, and proposed phases of development shall be shown on the same site plan. The site plan shall be reviewed in accordance with OMC Chapter 18.60 Land Use Review and Approval for compliance with all applicable requirements and standards. Each phase shown on an approved site plan shall individually receive review and approval for engineering, building and any other necessary permits in accordance with applicable standards and regulations. The site plan shall address the duration of each phase prior to land use or plat approval. The phasing plan shall not exceed five years, unless a development agreement specifying a longer time period has been approved and recorded in accordance with Chapter 18.53 OMC.

I. CRISIS INTERVENTION SERVICES.

Crisis intervention services do not require a public hearing by the Hearing Examiner due to the need for location confidentiality. Applications for such facilities will be reviewed administratively and are allowed subject to the provisions of OMC 18.70.180, Conditional Uses, upon licensing of the proposed facility by the State.

J. EXISTING USES.

Duplexes, parking lots (which are the primary use of the property), and drive-in and drive-through businesses which were legally established prior to June 19, 1995 are allowed as permitted uses in the districts specified in Table 4.01. Existing mineral extraction operations, veterinary clinics, and stables which were legally established prior to June 19, 1995 are allowed as conditional uses in the districts specified in Table 4.01. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations and conditional use requirements. Other existing uses made nonconforming by this code are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.

K. GROUP HOMES. Group homes are subject to the following requirements.

1. License. Authorization for group homes is subject to the issuance of a license and/or certification by all appropriate local, state, and/or federal agencies. Use must be discontinued and vacated when local, state, or federal certification is withdrawn or expires. Uses not subject to such licensing and/or certification requirements may be operated only by government agencies or by organizations with a demonstrated capability to operate such programs (such as by having a record of successful operation of a similar program, or by maintaining a staff or board of directors with appropriate experience).

2. An application for a group home housing seven or more unrelated persons is a Type II application pursuant to OMC 18.70.040. The City shall process an application for a group home housing more than 20 unrelated persons as an essential public facility.

3. ~~Separation. Group homes, housing six or more unrelated adults, must be separated from other group homes as shown on Table 4.02 and Table 4.03, except as otherwise precluded by state or federal law. When one group home is in an R-4, R 4-~~

~~8 or R 6-12 district and another is not, the more restrictive separation standard applies.~~

~~4.~~ Lot Size. Group homes subject to conditional use approval with up to nine residents, exclusive of on-site staff, must have a minimum lot size of 7,200 square feet. An additional 500 square feet of lot area is required for each resident above nine residents.

~~5~~4. Site Plan. The applicant shall submit a detailed site plan with the application. The Hearing Examiner may increase the Development Standards specified in Table 4.04 as necessary to ensure compatibility of the group home with surrounding uses.

~~6~~5. Occupancy. Not more than 20 residents may be accommodated at one time, exclusive of required staff, in the R 4-8, R 6-12, MR 7-13, Neighborhood Center (NC), Urban Village (UV), Neighborhood Village (NV), and Community Oriented Shopping Center (COSC) districts.

~~7~~6. Maintenance. The operator of a group home shall maintain the group home in reasonable repair and keep the grounds trimmed and trash free.

~~TABLE 4.02~~
~~GROUP HOME~~
~~SEPARATION REQUIREMENTS – R-4, R 4-8, R 6-12 DISTRICTS~~

	~~Offenders~~	~~Youth~~	~~Homeless~~
~~Offenders~~	~~2 miles~~	~~1 mile~~	~~1/2 mile~~
~~Youth~~	~~1 mile~~	~~1 mile~~	~~1/4 mile~~
~~Homeless~~	~~1/2 mile~~	~~1/4 mile~~	~~1/4 mile~~

~~TABLE 4.03~~
~~GROUP HOME~~
~~SEPARATION REQUIREMENTS – ALL DISTRICTS EXCEPT R-4, R 4-8, AND R 6-12~~

	~~Offenders~~	~~Youth~~	~~Homeless~~
~~Offenders~~	~~2 miles~~	~~1 mile~~	~~None~~
~~Youth~~	~~1 mile~~	~~1 mile~~	~~None~~
~~Homeless~~	~~None~~	~~None~~	~~None~~

8. Confidential Shelters. An application for a confidential shelter housing seven or more unrelated persons is a Type II application pursuant to OMC 18.70.040. Neither Public Notice Requirements nor a public hearing is required.

[NOTE: Also see Section 18.04.060(W), Essential Public Facilities.]

L. HOME OCCUPATIONS.

The purpose of the home occupation provisions is to allow for the use of a residential structure for a non-residential use which is clearly an accessory use to the residential use and does not change the residential character of the neighborhood. Home occupations meeting the below requirements are allowed in any district in which residential uses are permitted.

1. Review. Prior to both initial occupancy and issuance of any business license, the business operator or the operator's agent shall certify that the home occupation will conform with the applicable requirements.

2. General Standards. The following are the general requirements for home occupations. Also see specific standards for family child care homes, adult day care homes, bed and breakfast houses, short term rental - homestays, and counseling.

    a. Home occupations must be conducted within the principal residence of the permit holder, or within an accessory structure on the same property. Permit holders shall provide evidence thereof through such means as voter registration, driver's license, tax statement, or other evidence of residency and sign a notarized affidavit attesting to their principal residence at the site.

    b. Home occupations are subject to inspections by City staff insofar as permitted by law. Permit holders shall execute a notarized affidavit agreeing to allow appropriate City staff the ability to conduct an inspection of the residence, after reasonable notice is given, to determine compliance with the home occupation permit.

    c. No person(s) other than the family member(s) who resides in the residence shall participate in the home occupation. The home occupation permit shall list the names of each resident who is employed by the business. Furthermore, the residence shall not be used as a place of congregation for work that occurs off the premises. This limitation shall not apply to short-term rental – homestays or properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.

    d. Home occupations shall occupy not more than twenty-five (25) percent of the total floor area of the dwelling or five hundred (500) square feet per dwelling unit, whichever is less; provided, however, that properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest shall occupy not more than fifty percent (50%) of the total floor area of the dwelling or one thousand five hundred (1,500) square feet per dwelling unit, whichever is less. This limitation does not apply to family child care homes, adult day care homes, elder care homes, short-term rental – homestays, or bed and breakfast houses.

    e. The residential character of the lot and dwelling shall be maintained. The occupation shall be conducted entirely within a dwelling and/or accessory building by the occupant of the dwelling. A carport shall not be used for home occupations, except for parking. There shall be no structural alteration nor

any exterior modification of the structure in order to accommodate the occupation.

f. The occupation shall be conducted in such a manner as to give minimal outward appearance of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy peaceful occupancy of their homes.

g. Except for adult daycare, child daycare, and bed and breakfast businesses, and short-term rental – homestays, the hours of operation, as related to customer or client visitations, shall be limited to no earlier than 7:00 a.m. and no later than 9:00 p.m.

h. The following types of uses shall not be permitted as home occupations:

   i. Veterinarian, medical, and dental offices and clinics;

   ii. Vehicle sales or repair;

   iii. Contractors' yards;

   iv. Restaurants;

   v. Exterminating services;

i. No stock in trade shall be sold or displayed on the premises; provided, however, that this limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest. No equipment or material shall be stored on any exterior portion of the premises.

j. Home occupations shall emit no noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, pollutants or waste products detrimental to the environment, public safety or neighborhood, beyond those normally emanating from residential uses.

k. Home occupations shall comply with all applicable local, state or federal regulations. Requirements or permission granted or implied by this section shall not be construed as an exemption from such regulations.

l. A home occupation permit issued to one (1) person residing in the dwelling shall not be transferable to any other person, nor shall a home occupation permit be valid at any address other than the one appearing on the permit.

m. Any person engaging in a home occupation shall register as a business under Chapter 5.04 of the Olympia Municipal Code, and shall be subject to the Business and Occupation Tax levied by the Olympia Municipal Code.

n. The applicant shall demonstrate compliance with all City and State licensing requirements, including those pertaining to building, fire safety, and health codes.

o. Parking of customer, employee, or client vehicles shall not create a hazard or unusual congestion. No more than two (2) off-street parking stalls shall be provided in addition to any required for the residence. A driveway may be used as off-street parking. Except for commercial type postal carriers, traffic generated by the home occupation shall not exceed two (2) commercial vehicles per week. See OMC Chapter 18.38 for parking requirements for specific home occupations.

3. Specific Home Occupation Standards.

a. Family Child Care Home. Family child care homes are allowed in all districts permitting residences, ~~subject to the following conditions:~~

~~i. Structural or exterior alterations which would alter the single-family character of an existing single family dwelling or be incompatible with surrounding residences are prohibited.~~

~~ii. Prior~~provided that prior to initiation of child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development. The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.

b. Adult Day Care Homes. Adult day care homes are permitted in the districts specified in Table 4.01 and Table 5.01, subject to the following conditions.

i. No more than six (6) adults (at least eighteen (18) years of age) shall be cared for in an adult day care home.

ii. Adult day care homes shall not operate for more than twelve (12) hours per day.

iii. The primary care giver shall reside in the adult day care home.

iv. Emergency medical care may be provided in adult day care homes, but not routine care necessitating the services of a licensed health care professional (e.g., dispensing of medicine or convalescent care). The caregiver must be certified in basic First Aid and cardiopulmonary resuscitation. First Aid supplies, including bandages and an antiseptic, shall be available on premises.

v. A smoke detector must be provided in each room occupied by people in day care. A fire extinguisher (rated 2A10 BC or the equivalent) must be installed in a readily accessible location. It shall be the responsibility of

the day care operator to maintain the smoke detectors and fire extinguisher in operating condition.

~~vi. The structure and grounds accommodating an adult day care shall not be altered in such a way that they manifest characteristics of a business or pose a nuisance for the occupants of abutting properties.~~

c. Bed and Breakfast Houses. Bed and breakfast houses are subject to the following conditions:

i. The owner shall operate the facility and shall reside on the premises.

ii. There shall be no more than five (5) guest (rental) rooms for persons other than the members of the operator's immediate family.

iii. No bed and breakfast establishment shall be located closer than two hundred (200) feet to another bed and breakfast establishment, as measured in a straight line from property line to property line.

d. Counseling. Counseling by single practitioners is permitted as a home occupation under the following conditions:

i. Counseling for sex offenders and substance abuse is prohibited.

ii. Group sessions are prohibited (i.e., more than two (2) people per session). This limitation shall not apply to home occupations in properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.

e. Short-Term Rental – Homestays. (See also JJ. Short-Term Rentals; OMC 18.38.100 Table 38.01; and OMC 18.43.130.B.)

i. The property owner, or a long-term rental tenant, must reside in a residence offered as a short-term rental – homestay as their primary residence, including whenever a guest is residing in the homestay.

M. HOSPICE CARE CENTER.

1. Size. No more than five (5) patients may be cared for in hospice care centers located in a Mixed Residential 7-13 or Mixed Residential 10-18 district.

2. The applicant shall submit proof of compliance with applicable state requirements (e.g., a license) as a condition of approval.

N. LARGE MULTIFAMILY HOUSING PROJECTS.

To ensure that large multifamily housing projects provide a transition to adjoining lower density development, multifamily projects shall be subject to the following requirements:

1. Mix of Dwelling Types.

~~a. In the RM-18 and RMU districts, no more than seventy (70) percent of the total housing units on sites of five (5) or more acres shall be of a single dwelling type (e.g., detached single-family units, duplexes, triplexes, multi-story apartment buildings, or townhouses).~~

~~b.~~ Multifamily housing projects in the ~~RM-18 or~~ RMU districts on sites of five (5) or more acres, which abut an existing or approved multifamily development of five (5) or more acres, shall contain a mix of dwelling types such that no more than ~~eighty (80) percent~~ninety (90) percent of the total units in both projects (combined) are of one (1) dwelling type. The Director (or Hearing Examiner if applicable) shall grant an exception to this requirement if the Director determines that topography, permanent buffers, or other site features will sufficiently distinguish the developments.

2. Transitional Housing Types in~~. In~~ the ~~RM-18,~~ MR 7-13 and MR 10-18 districts. D~~d~~etached single-family houses~~, or~~ duplexes, and middle housing types shall be located along the perimeter (i.e., to the depth of one (1) lot) of multifamily housing projects over five (5) acres in size which are directly across the street and visible from existing detached single-family houses. Townhouses, duplexes, middle housing types or detached houses shall be located along the boundary of multifamily housing sites over five (5) acres in size which adjoin, but do not directly face, existing detached single-family housing (e.g., back to back or side to side). The Director (or Hearing Examiner) may allow exceptions to these requirements where existing or proposed landscaping, screening, or buffers provide an effective transition between the uses. (See Chapters 18.170 Multi-Family Residential Design Guidelines and 18.36.140 Residential Landscape requirements.)

O. MANUFACTURED HOMES.

A manufactured home is allowed in all zoning districts that allow single family residences, if the home meets the following criteria:

1. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and

2. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built single family residences that are built pursuant to the applicable Building Code.

P. MANUFACTURED OR MOBILE HOME PARKS.

The following requirements apply to all manufactured/mobile home parks subject to conditional use approval.

1. Site Size. The minimum size for a manufactured or mobile home park shall be five (5) acres.

2. Utilities. Manufactured or mobile home parks shall be completely and adequately served by City utilities.

3. Lot Sizes. Each space or lot upon which a manufactured or mobile home is to be located shall be at least two thousand five hundred (2,500) square feet in area and have a minimum width of thirty (30) feet, exclusive of common parking areas and driveways.

4. Accessory Buildings. Buildings and structures accessory to the primary residence (manufactured home, mobile home, or recreational vehicle) located on an approved pad within the manufactured/mobile housing park shall be allowed, provided at least fifty (50) percent of the pad/site remains unencumbered by structures. An accessory roof or awning may be attached to a manufactured or mobile home and shall be considered a part thereof. Automobile parking spaces, which are not computed in the space or lot area, may be covered with a carport.

5. Access. All drives within the park shall be hard surfaced. Sidewalks and paths shall be provided consistent with applicable City Development Standards.

6. Clearance. There shall be at least ten (10) feet clearance between manufactured or mobile homes. Manufactured or mobile homes shall not be located closer than ten (10) feet from any building within the park or from any property line bounding the park.

7. Screening. There shall be sight-obscuring fencing (see Section 18.40.060(D), Fencing), landscaping, or natural vegetated buffers at least eight (8) feet wide on all sides of the park. Such screening shall contain openings which provide direct pedestrian access to adjoining streets and trails.

8. Open Space. At least five hundred (500) square feet of ground area for each manufactured or mobile home space shall be made available in a centralized location or locations for recreational uses. (See Section 18.04.080(J).) At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.

9. Lighting. Access roadways and recreational areas shall be provided with general area lighting at no less than five-tenths (5/10) foot candle intensity as measured at ground level.

10. Site Plan. A complete and detailed plot plan shall be submitted to the Hearing Examiner for approval. The plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways and roads and recreational areas. The City may require additional information as necessary to determine whether the proposed park meets all the above mentioned conditions and other applicable provisions of this code.

Q. MIXED RESIDENTIAL DISTRICTS.

Development in Mixed Residential Districts shall comply with the following requirements:

1. Mix of Dwelling Types. Each housing project in the Mixed Residential 7-13 and Mixed Residential 10-18 districts shall attain a mix of housing types consistent with the following.

   a. Mixed residential 7-13 district.

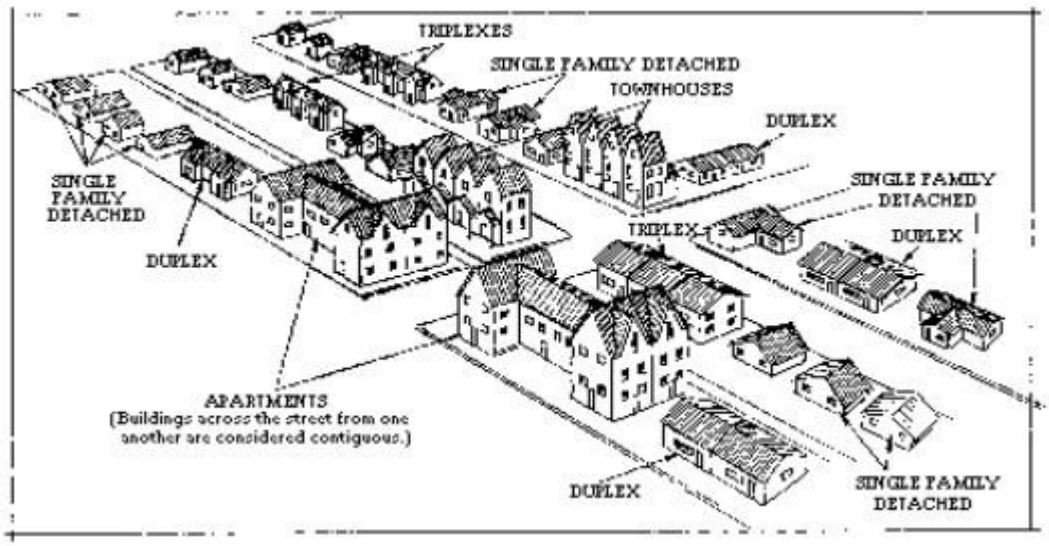
   ~~i. A minimum of sixty-five (65) percent and a maximum of seventy-five (75) percent of the total authorized units in a development must canbe single family dwellings. At least seventy (70) percent of these single family dwellings must be detached.~~

   ~~ii.~~ A minimum of twenty-five (25) percent ~~and a maximum of thirty-five (35) percent~~ of the authorized housing units shall consist of duplexes, triplexes, middle housing, or larger apartment buildings. ~~A maximum of fifteen (15) percent of the authorized dwelling units may be contained in apartment buildings with five (5) or more units.~~

   b. Mixed residential 10-18 district.

   ~~i. A minimum of thirty-five (35) percent and a maximum of seventy-five (75) percent of the authorized dwelling units in a development must can be single family dwellings.~~

   ~~ii.~~ A minimum of twenty-five (25) percent ~~and a maximum of sixty-five (65) percent~~ of the authorized dwelling units shall consist of duplexes, triplexes, middle housing, or larger apartment buildings. ~~A maximum of fifty-five (55) percent of the authorized units may be contained in apartment buildings with five (5) or more units.~~



Housing types in MR Districts must be intermixed.
FIGURE 4-1

c. Housing developments in the MR Districts shall intermix housing types rather than segregating them from one another. (Also see Section 18.04.060(N)(2).)

i. No more than two (2) apartment buildings with more than five (5) units shall be contiguous to one another (uninterrupted by another housing type). Buildings separated by streets shall be considered contiguous.

ii. No more than three (3) townhouse structures (contained a maximum of four (4) units) shall be contiguous to one another, consistent with Chapter 18.64, Townhouses.

~~iii. No more than three (3) duplexes, triplexes or fourplexes shall be contiguous to one another.~~

2. Large or Phased Subdivisions. Proposed subdivisions in the MR 7-13 or MR 10-18 districts containing more than five (5) acres or creating tracts for future subdivision shall be processed pursuant to Chapter 18.56. The master plan for the development shall show how the entire site (in contiguous ownership) will be subdivided/developed consistent with the requirements contained in a. above and other relevant provisions of this Code.

~~3. Compliance with Standards. Subdivision plats for property in the MR 7-13 or MR 10-18 districts shall include a restriction prohibiting any future subdivision of lots or tracts which would increase the density in the original project area beyond the maximum density allowed in Table 4.04 (and as hereafter amended) or deviate from the mix of dwelling types required in a. above.~~

R. WORKSHOP FOR DISABLED PEOPLE.

All nonprofit institutions serving the mentally or physically challenged which are subject to conditional use approval shall comply with the standards for commercial, business and trade schools (Section 18.06.060(X)).

S. NURSING OR CONVALESCENT HOME.

The Director or Hearing Examiner, as applicable, may increase the minimum lot size, screening, setback and other requirements for nursing and convalescent homes as necessary to ensure their compatibility with adjacent residential uses.

T. PARKS AND PLAYGROUNDS.

1. Neighborhood Parks. Neighborhood parks are allowed as permitted uses in the districts specified in Table 4.01, provided they comply with the following provisions. Proposed parks which do not comply with these provisions must be processed as conditional uses.

a. The proposed park will not contain athletic fields which are lighted or designed for organized, competitive team sports (e.g., regulation size softball or soccer fields).

b. The proposed park site does not abut a convalescent/nursing home or hospital, except where the facility's administrator indicates in writing that such a park would be compatible with the use.

c. The park will close by 10:00 p.m.

d. The park will contain no more than 10 parking spaces.

e. The park will be no larger than 10 acres.

2. Public Trails. Public trails are allowed as permitted uses in all residential districts provided that the parking area at the trail head(s) contains space for no more than 10 motor vehicles. Trails served by parking lots with capacity for more than 10 motor vehicles are conditional uses.

3. Public Open Space. Public open space is allowed as a permitted use in all residential districts provided that any associated parking area contains space for no more than 10 motor vehicles. Public open spaces served by parking lots with capacity for more than 10 motor vehicles are conditional uses.

4. Conditional Use Requirements. The following requirements apply to all public parks, playgrounds, and recreation facilities subject to conditional use approval. [NOTE: Tennis, basketball, and similar recreational courts and facilities built in conjunction with a residential development are considered as an accessory use and do not require conditional use approval, provided the use of the facilities is limited to residents of that development and their guests. Athletic facilities are accessory to a place of worship if the use is limited to members and guests.]

a. Outdoor play areas must be sited and screened to protect the neighborhood from noise and other disturbances which would pose a nuisance for occupants of adjoining residences.

b. If food service facilities are proposed as part of the park, they must be noted separately in the plans and given specific consideration by the Decision Authority.

c. If the facility will contain food service facilities or is intended to be used for tournaments, the owner or operator shall provide additional parking as required by the Decision Authority.

d. The Decision Authority shall approve recreational facilities only if the proposed facility will not have a significant adverse effect on the immediate neighborhood.

U. PLACES OF WORSHIP.

The following requirements apply to all places of worship subject to conditional use approval.

1. Location. Before a place of worship may be located in an R-4, R 4-8, R 6-12, MR 7-13 or MR 10-18 district, at least one of the following locational criteria must be met:

    a. The proposed place of worship must be located within 300 feet of an arterial street, major collector street, or an access point on a highway; or

    b. The site is within 300 feet of a school and/or park; or

    c. The place of worship was the legal owner of the property prior to June 20, 1961.

2. Plan Review. The applicant shall submit for approval plans showing the site layout and design of proposed buildings.

3. Size. The minimum lot size must be 20,000 square feet.

4. Dwelling Units. Any dwelling in conjunction with a place of worship must comply with the provisions governing residential uses in the district where it is located.

5. Conversion. No existing building or structure may be converted to a place of worship unless such building or structure complies or is brought into compliance with the provisions of this code and any other applicable City regulations.

6. Screening. There must be sight-obscuring screening along the perimeter of parking lots adjunct to a place of worship which are located across the street from or abutting a residential use. (See chapter 18.36 OMC, Landscaping and Screening.)

7. Associated Uses. Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes, and others of similar nature must be considered separate uses subject to the provisions of the district in which they are located. (See OMC 18.04.060(D) which provides for child care centers as accessory uses.)

V. PUBLIC FACILITIES.

The following requirements apply to all public facilities in residential districts. (Also see Section 18.04.060(W), Public Facilities-Essential.)

1. Location. Public buildings, park-and-ride lots, and bus transfer stations shall be located along arterial or major collector streets.

2. Site Design. The Hearing Examiner may deviate from the development standards specified in Section 18.04.080, based on other developments within the neighborhood and the utilization and functions of the use being established. In no case, however, shall the lot size be less than the minimum lot size established by Table 4.04. Landscaping and screening shall meet the requirements for commercial uses, as specified in Chapter 18.36, Landscaping and Screening.

3. Ownership. If the facility is in a residential district (listed in Chapter 18.04 or 18.05), it must be owned or leased by a governmental agency. Property under lease to the government must be subject to an agreement establishing a clear intent to purchase, beyond an option to purchase.

4. Storage Facilities. If the facility is intended for storage of equipment or materials, it shall be limited to serving the section of the city in which it is located. Storage of park equipment and materials shall be considered accessory to the park and shall not be subject to this requirement.

W. PUBLIC FACILITIES, ESSENTIAL.

The following essential public facilities are allowed subject to the conditions below and any other applicable provisions of this code: Colleges; group homes (not including secure community transition facilities); sewage treatment facilities; communication towers and antennas; state highways; and railroad lines. An application for an Essential Public Facility is a Type III application pursuant to OMC 18.70.040.

1. Classification of Essential Public Facilities. Essential public facilities are classified as follows:

   a. Type A: These are major facilities serving or potentially affecting more than one county. They include, but are not limited to, regional transportation facilities; state correction facilities; and colleges.

   b. Type B: These are local or interlocal facilities serving or potentially affecting residents or property in more than one jurisdiction. They include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and group homes. [NOTE: Such facilities which would not have impacts beyond the jurisdiction's boundary would be Type C facilities.]

   c. Type C: These are facilities serving or potentially affecting only Olympia. In order to enable the City to determine the project's classification, the applicant shall identify the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, or emissions.

2. Notification. Prospective applicants for Type A or Type B essential public facilities shall provide early notification and involvement of affected citizens and jurisdictions as follows:

   a. At least 90 days before submitting an application for a Type A or Type B essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposed project. This must include identification of sites under consideration for accommodating the proposed facility, and the opportunities to comment on the proposal. Applications for specific projects may not be considered complete without proof of a published notice regarding the proposed project

in a local newspaper of general circulation. This notice must include the information described above and must be published at least 90 days prior to submission of the application. [NOTE: The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made a siting decision. The Thurston Regional Planning Council may provide the project sponsor and affected jurisdiction(s) with their comments or recommendations regarding alternative project locations during this 90 day period.]

3. Critical Areas. Essential public facilities may not have any probable, unmitigatable, significant adverse impact on Critical Areas.

4. Proximity to Arterials. Essential public facilities which are expected to generate more than 500 motor vehicle trips during the hour of peak traffic generation must be sited within one-fourth (1/4) mile of a highway or arterial street served, or planned to be served, by mass transit.

5. Analysis of Alternative Sites. Applicants for Type A essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis must include the following:

   a. An evaluation of the sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;

   b. An explanation of the need for the proposed facility in the proposed location;

   c. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;

   d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also generally describe proposed mitigation measures to alleviate or minimize significant potential impacts; and

   e. A description of the process used to identify and evaluate the alternative sites.

X. UTILITY FACILITY.

1. Permitted and Conditional Facilities. All utility actions and facilities described in SEPA, WAC 197-11-800, Part Nine, Item 23, Categorical Exemptions, shall be permitted uses. In addition, Item 23(b) shall be modified for the purposes of this section to include any utility actions and facilities specifically addressed in any adopted water, sewer, stormwater, drainage basin, or similar plan that has been subject to a public hearing, and any utility actions and facilities needed to correct

system deficiencies or to satisfy other ministerial requirements when performed in conjunction with minor road and street improvements as described in SEPA Rules, WAC 197-11-800, Part Nine, Item 2(c). All other non-exempt actions and facilities shall require a conditional use permit.

For purposes of this Section, SEPA WAC 197-11-800 Part Nine, Item 23(d) shall be modified as follows: All natural gas lines of twelve (12) inches in nominal diameter or less, and appurtenances, are allowed within a dedicated and opened public right-of-way (improved public access) or easement adjacent to such right-of-way. Twelve (12) inch nominal diameter lines or greater which are located elsewhere require conditional use approval.

2. Conditional Use Requirements. The following requirements apply to all public utilities subject to conditional use approval.

   a. Demonstration of need. The applicant must demonstrate to the satisfaction of the Hearing Examiner, the need for the particular public utility in the proposed location.

   b. Plans. The applicant shall submit complete plans showing the elevations and locations of the buildings and structures, together with locations of buildings and pertinent topographic features and adjoining properties. Approval of such plans shall be contingent upon compatibility with surrounding properties.

   c. Nuisances. Rotary converters, generating machinery, or other equipment that would cause noise, electrical interference or similar disturbances beyond the property line are prohibited.

   d. Storage. Outdoor storage of motor vehicles or materials is prohibited.

   e. Screening. The site shall be screened; however, if the facility is entirely enclosed within a building, landscaping is sufficient. (See Chapter 18.36, Landscaping and Screening.)

Y. RACING PIGEONS.

1. Quantity. No more than fifty (50) performing or racing pigeons shall be maintained on any parcel less than one (1) acre in size. No more than one hundred (100) performing or racing pigeons shall be maintained on any parcel one (1) acre or larger in size.

2. Identification. Racing and performing pigeons shall be identified by a leg band containing the name or initials of the owner, or an identification number.

3. Maintenance. Racing and performing pigeons shall be maintained only in a loft which:

   a. Is constructed in accordance with the standards for accessory structures.

b. Is located within the rear half of a lot and in accordance with the setback requirements for accessory structures.

c. Is maintained in a sanitary, hygienic condition so as not to create offensive odors, noise or nuisances.

i. Pigeons shall be maintained in a healthy, disease free condition.

ii. Loft scrapings, dead birds and other wastes shall be disposed of regularly and in a manner which does not create a health hazard or nuisance.

4. Release. Pigeons shall be released only for training and performing purposes, and shall not perch or linger on, or destroy or deface, the buildings or property of neighboring residents.

Z. RADIO, TELEVISION, AND OTHER COMMUNICATION TOWERS.
Radio, television, and other communication towers shall meet the requirements of Sections 18.04.060(W) and 18.44.100.F.

AA. RMH and UR DISTRICTS COMMERCIAL USE REQUIREMENTS.

1. Commercial uses in the RMH District (see Table 4.01) shall only be allowed in mixed use buildings and shall not exceed five thousand (5,000) square feet in size.

2. Commercial uses in the UR District (See Table 4.01) shall only be allowed in mixed use buildings and shall not exceed ten percent (10%) of gross floor area or five thousand (5,000) square feet in size, whichever is smaller.

3. In the UR District, on half block areas facing Union Street office/commercial or other allowed uses equivalent to one story may be built when part of a housing project.

BB. RMU DISTRICT REQUIREMENTS.
Projects in the RMU District shall comply with the following requirements:

1. Proportions of Residential and Commercial Development.

a. Residential development shall comprise at least fifty (50) percent of the gross floor area of any development permitted in this district after January 1, 1994. Non-residential conditional uses are exempt from this residential requirement. Housing required in this district must be located within the contiguous RMU District in which the proposed commercial component of the project is located.

b. Up to fifty (50) percent of the total building floor area for a development in the RMU District may consist of commercial development in the following configurations:

i. Mixed use buildings; or

ii. Commercial and residential uses in separate buildings on the same site; or

iii. Commercial and residential uses on separate sites within a contiguous district.

2. Occupancy. Housing constructed as part of a mixed-use project must receive final inspection at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.

3. Conversion. Housing provided to satisfy this requirement shall not be converted to commercial use. [NOTE: A deed restriction may be used to satisfy this requirement.]

CC. SCHOOLS.

The following requirements apply to all academic schools subject to conditional use approval. Colleges are also subject to the following conditions when locating in a residential or village district (listed in this chapter and chapter 18.05 OMC).

1. Site Size. Middle and high schools in residential and village districts (listed in chapters 18.04 and 18.05 OMC) and elementary schools in all districts must have a minimum site size of one acre per 100 students (e.g., one to 100 students) requires a one acre site; a two acre site is needed for an enrollment of 101 students to 200 students. The Decision Authority may allow smaller school sites if the applicant demonstrates that:

a. The size of the site is sufficient to accommodate proposed facilities and activities without creating significant adverse impacts upon residents of adjoining properties; and

b. The proximity and typical impact (e.g., noise, glare, and emissions) of adjoining uses would not routinely disrupt students.

2. Outdoor Play Area. Sites accommodating elementary schools with 10 or more students must contain at least two square feet of open space (consistent with OMC 18.04.080(J)(1)) for every one square foot of floor area devoted to classrooms. This open space must contain an outdoor play area (open or covered) equipped with play equipment suitable for the students' age group. No dimension of such play areas may be less than 20 feet.

3. Building Size. The building, or the portion of the building used as a school, must contain at least 80 square feet of gross floor area per student enrolled at the

school. The Decision Authority may allow a smaller building size if the applicant demonstrates that less space is needed to accommodate the proposed school.

4. Screening. Any portion of the site which abuts upon a residential use must be screened. (See chapter 18.36 OMC, Landscaping and Screening.)

5. Portables. Portable classrooms are permitted as accessory uses for an existing school. However, installation of more than 10 portables per school requires type II conditional use approval. All portables and other accessory buildings must comply with screening requirements in 4. above.

6. Building Expansion. Building expansion depicted in a City-approved master plan or comprising no more than 10 percent of a preapproved floor plan is permitted.

DD. TEMPORARY USES.

1. Intent. Certain uses, when active for a limited period of time and when properly regulated, can be compatible, or otherwise limited in impact to neighboring properties and the general community. In accord with this intent, no temporary use shall be allowed unless a temporary use permit is approved by the City as prescribed by this section. Each separately proposed activity or use shall require a separate permit and payment of the fee required by OMC 4.40.010(A).

2. General Standards. Temporary uses are subject to the following regulations:

   a. No temporary use shall be permitted on public rights-of-way, unless a rights-of-way obstruction permit is authorized by the Public Works Department.

   b. Temporary uses not listed in the use table in this chapter may be authorized by the applicable approval authority, provided such temporary uses are similar to and no more intensive than other temporary uses permitted in the district in which the subject property is located.

   c. The applicable approval authority may apply additional conditions to any temporary use permit in order to:

      i. Ensure compliance with this chapter;

      ii. Ensure that such use is not detrimental to neighboring properties and the community as a whole; and

      iii. Ensure compliance with the International Building Code.

   d. Within three (3) days after termination of the temporary use permit, such use shall be abated and all structures, signs and evidence of such use removed. The City may require a financial surety be posted by the applicant upon application to defray the costs of cleanup and repair of the property should the permittee fail to do so. The property owner is responsible for any

abatement action and costs should the permittee fail to properly clean and repair the property.

e. Temporary use permits not exercised within thirty (30) days of issuance shall be null and void.

3. Specific Temporary Use Standards. The following temporary uses are permitted subject to the requirements below.

a. Use of mobile homes and recreational vehicles as emergency housing during reconstruction of a dwelling following damage sustained from earthquake, fire, storm or other natural disaster, not to exceed the period of reconstruction.

b. A recreational vehicle may be used as temporary housing during the construction of a primary residence, for a period not to exceed twenty four (24) months; provided all of the following criteria are met:

i. The recreational vehicle must be occupied by the property owner and cannot exceed manufacturer recommended occupant loads/levels. The owner of the property must be the registered owner of the recreational vehicle. The owner shall provide proof of current vehicle registration, insurance, and a valid driver's license.

ii. Occupancy of the recreational vehicle is limited to the time necessary for construction in which occupation of the primary residence is prohibited by the scope of work and no other residence onsite is available.

iii. Occupation of the recreational vehicle may not exceed twenty four (24) months. Extensions are not permitted.

iv. The owner shall provide the building permit number for the construction at the time of application for the Temporary Use Permit and the building permit approval must be conditioned to ensure the recreational vehicle has been vacated, relocated to an approved storage location, and detached from the sewer/septic system prior to occupancy of the primary residence being constructed.

v. The recreational vehicle must contain at least one internal toilet and at least one internal shower and must include a Recreational Park Trailer or Recreation Vehicle label from Washington State Labor and Industries (or equivalent agency if from another state). The owner shall provide proof of compliance with these requirements with the Temporary Use Permit Application.

vi. The recreational vehicle must be connected to the sanitary sewer or an onsite sewage system in compliance with OMC 13.08.090 and all

applicable Thurston County Regulations for the duration of the occupation and connection to the approved sewer/septic system. The recreational vehicle must be disconnected from the sewer/septic system prior to occupancy of the residence.

c. One model home per five acres may be constructed in each subdivision prior to final plat approval. Model homes shall contain a functional restroom served by City water. The applicant for a model home permit shall provide adequate parking and emergency access. The Director may authorize appropriate temporary provisions of water and sewer service and other utilities prior to final plat approval. Operation of model homes shall cease when building permits have been issued for ninety (90) percent of the subdivision's lots.

d. Residences rented for personal social events, such as wedding receptions, private parties or similar activities. No more than six (6) such events may occur during any one (1) year.

e. Temporary, commercial wireless communications facilities, for the purposes of providing coverage of a special event such as news coverage or sporting event. Such facilities must comply with all federal and state requirements. Temporary wireless communications facilities may be exempt from the provisions of Chapter 18.44 up to one week after the duration of the special event.

4. Violations. At any time when such temporary use is operated in violation of required conditions of this section, or otherwise found to constitute a nuisance, the City may revoke the temporary use permit. The permittee shall be given notice of and an opportunity to contest the revocation prior to a final determination. If, in the opinion of the approval authority, the violation poses a life, health, or safety threat, the temporary use permit may be revoked immediately, and the permittee shall be given the opportunity to request reconsideration and/or appeal.

EE. GARAGE PLACEMENT AND WIDTH.
(Also see chapter 18.100 OMC, Design Review, and chapter 18.175 OMC, Infill and Other Residential.)

1. Applicability. The standards listed in Subsection 3 below apply only to:

a. ~~Single-family~~All dwellings on lots of less than 5,000 square feet in size;

b. ~~Single-family d~~All dwellings on lots within the areas depicted by Figure 4-2a.~~;~~

~~c. Duplexes;~~

~~d. Triplexes;~~

~~e. Fourplexes;~~

~~f. Courtyard apartments; and~~

~~g. Cottage housing.~~

2. Exceptions. The dwellings listed in Subsection 1(a) above are exempt when located on one of the following types of lots:

   a. Lots fronting on private access lanes (see the City of Olympia Engineering Design and Development Standards as adopted in chapter 12.02 OMC) or where the garage would not face or be visible from a public street;

   b. Flag lots (see chapter 18.02.180 OMC, Definitions, Lots);

   c. Wedge-shaped lots (see chapter 18.02.180 OMC, Definitions, Lots); and

   d. Lots with trees or topography which preclude compliance with the provisions of this Section, as determined by the approval authority.

3. Garage Standards.

   a. Garages shall not protrude ahead of the dwelling's ground floor front facade more than:

      i. Eight feet on two story dwellings (i.e., dwellings with habitable space above the ground floor); or

      ii. Four feet on single-story dwellings.

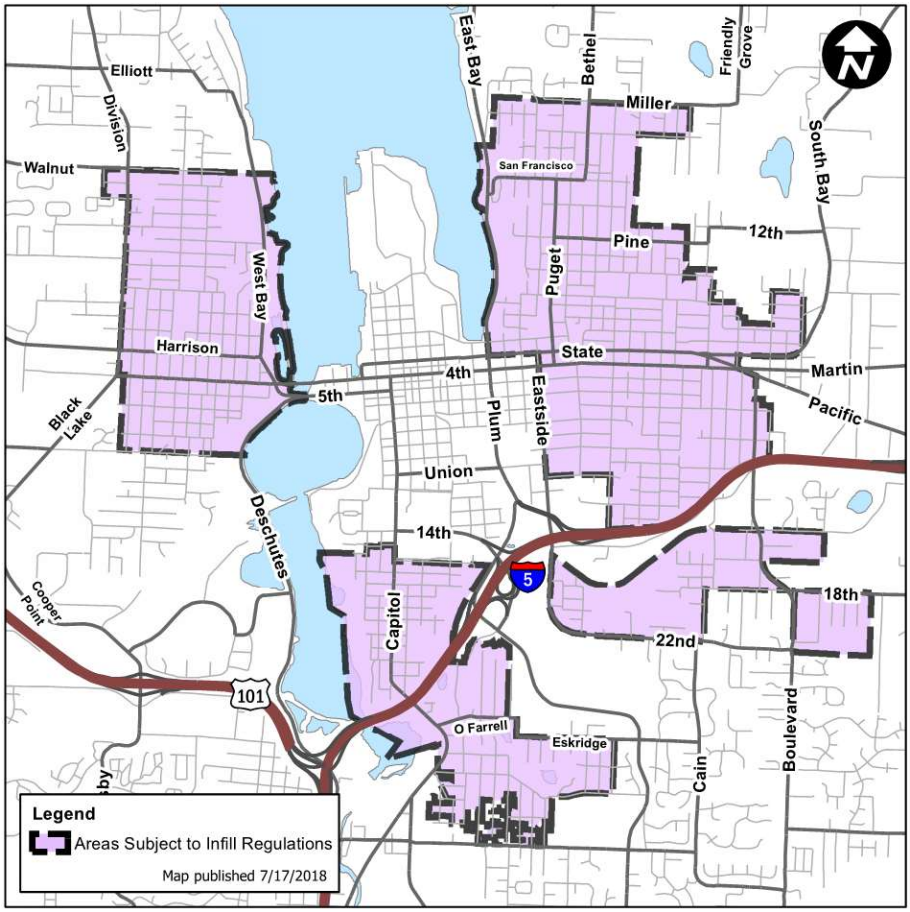
      These requirements above (i. and ii.) do not apply to garages with doors which do not face the street (see OMC 18.175.060, Garage Design), or garages flush with the supporting posts of covered porches which span the remainder of the dwelling's front facade.

   b. Garage width shall not exceed the following percentage of the dwelling's front facade:

      i. Two-story dwellings (containing habitable space above the ground floor): sixty percent.

      ii. Single-story dwellings: 50 percent.

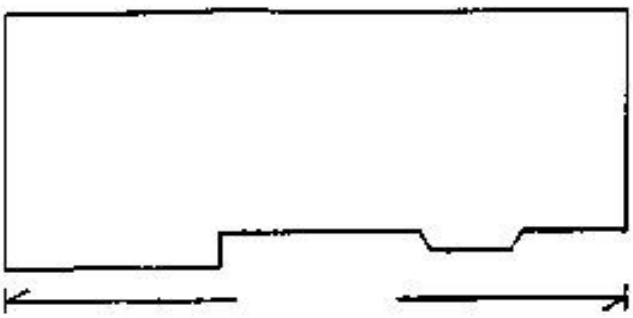
   For purposes of the above measurements, garage width shall include the garage doors facing the street plus any required supporting panel. The dwelling's facade shall be measured in a straight line, parallel to the building face, between the outermost ends of the facade facing the street. See Figure 4-2b.



Areas Subject to Infill Regulations

~~Where the boundary coincides with a street, lots on both sides of the street are subject to the applicable regulations and design guidelines.~~

FIGURE 4-2a



Measurement of Front Facade

FIGURE 4-2b

FF. RESERVED.

GG. ELECTRIC VEHICLE INFRASTRUCTURE (EVI).

Electric Vehicle Infrastructure shall be considered an accessory use when it meets any of the following criteria:

1. A battery charging station is sited on the premises of ~~a single family home~~dwelling unit for residential use and not commercial use;

2. When any Level 1 or 2 charger is sited within a parking lot or parking structure; or

3. When any battery charging station or a single battery exchange station is sited on the premises of a service station.

HH. ~~DUPLEXES ON CORNER LOTS AND SINGLE ROOM OCCUPANCIES~~CO-LIVING HOUSING.

~~1A. Duplexes are allowed on all corner lots in all zoning districts that permit single-family residences provided the applicant can demonstrate compliance with other development standards, such as setbacks, lot coverages, building height and number of stories, stormwater provisions, parking, and design review.~~

~~B. Single-room occupancies~~Co-Living Housing in the R 6-12 Zoning District ~~are~~ is subject to the Infill and Other Residential Design Review provisions, chapter 18.175 OMC for properties in the area depicted within Figure 4-2a. Co-living housing may participate in affordable housing incentive programs under RCW36.70A.540.

II. COURTYARD APARTMENTS.

Courtyard Apartment housing developments shall comply with the following requirements:

1. Courtyard. The development shall contain a courtyard or usable landscaped open space area for the shared use and enjoyment of the residents of the dwellings. All residential units shall have direct access to the courtyard.

2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard. Open space shall be provided as follows:

   a. A minimum of four hundred fifty (450) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet in any direction.

   b. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than twenty (20) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use, as determined by the City.

   c. Parking and maneuvering areas for automobiles do not count toward open space areas.

3. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard. The units may be attached to or detached from each other.

JJ. SHORT-TERM RENTALS.

Short-Term Rentals are allowed in the districts specified in Tables 4.01, 5.01, and 6.01 subject to the following requirements. Violations are subject to civil penalties and suspension and/or revocation of a City license or permit.

1. The following requirements apply to all short-term rentals:

   a. The number of overnight guests is limited to two (2) adults per bedroom, except children under twelve (12) years of age may occupy a bedroom with no more than two (2) adults.

   b. In any single short-term rental, the total number of overnight guests is limited to a maximum of ten (10) adults or the maximum provided by OMC 18.04.060.JJ.1.a, whichever is less. In a short-term rental – homestay, the property owner or long-term rental tenant is included in counting the maximum number of overnight guests.

   c. A short-term rental operator shall obtain any required City and State business license(s).

   d. A short-term rental operator shall comply with Revised Code of Washington Chapter 64.37, and all other applicable local, state, and federal laws and regulations and shall pay all applicable local, state, and federal taxes.

   e. A short-term rental operator shall provide the City the name, phone number, and address of a person who resides within fifteen (15) miles of the short-term rental, or within Thurston County, who is responsible to represent the short-term rental operator to immediately respond to City requests to enforce applicable laws and rules.

   f. A short-term rental operator shall post a copy of City of Olympia business license, and land use permit if applicable, in a conspicuous location in the short-term rental.

   g. No short-term rental is allowed on a property for which there exists a Final Certificate of Tax Exemption issued under OMC 5.86.

   h. No short-term rental is allowed in any dwelling unit to which any income restrictions are in effect under any local, state, or federal authority.

2. The following requirements apply to short-term rental-homestays only: (see also 18.04.060.L)

a. The property owner, or a long-term rental tenant, must reside in a residence offered as a short-term rental – homestay as their primary residence, including whenever a guest is residing in the homestay.

b. No land use permit is required for a short-term rental – homestay.

3. The following requirements apply to short-term rental-vacation rentals only:

a. In addition to other required permits and licenses, a land use permit is required from the Department ~~of Community Planning and Development~~ for each vacation rental unit. Vacation rental permits are valid for two (2) years from the date of issuance, and may be renewed by the City upon application.

b. No short-term rental operator is permitted to own, operate, or have any interest in more than two (2) short-term rental – vacation rental units in the City of Olympia.

i. Existing short-term rental – vacation rentals. Operators that own, operate, or have any interest in more than two (2) short-term rental – vacation rental units in the City of Olympia as of September 26, 2021 may be approved as long as those units are in continuous use as short-term rental – vacation rentals, and provided all other applicable requirements are met.

c. No more than two (2) short-term rental - vacation rental units are permitted on any legal parcel of land containing a single-family home.

d. Notwithstanding OMC 18.04.060.JJ.3.c., a short-term rental - vacation rental unit may be permitted in one (1) dwelling unit or three percent (3%) of the non-income-restricted dwelling units, whichever is greater, on a legal parcel of land, or adjacent parcels in common ownership, containing one (1) or more buildings with two (2) or more units.

(NOTE: A new section has been proposed (KK) related to Urban Agriculture. Any adopted code language for this section will included prior to final consideration by City Council.)

18.04.080 TABLES: Residential Development Standards

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	~~24~~13	~~30~~18	~~24~~18	~~30~~24	---	---	12	---	18.04.080(A)
~~MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)~~	~~---~~	~~4~~	~~4~~	~~4~~	~~8~~	~~12~~	~~13~~	~~18~~		~~24~~	~~---~~		~~12~~	~~---~~	~~18.04.080(A)(2)~~
MINIMUM ~~AVERAGE~~ HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	~~8~~18 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	5,000 SF; except: Townhouse = 2,000 SF ~~minimum 3,000 SF~~	One acre; reduced to 12,000 SF if associated with a drainage dispers	4,000 SF; except: Townhouse = 2,000 SF ~~minimum 3,000 SF average~~	4,000 SF; except: Cottages = 2,500 SF~~=~~ ~~cottage~~; Townhouse = 2,000 SF	3,500 SF; except: Cottages = 2,000 SF~~=~~ ~~cottage~~; Townhouse = 1,600 SF	3,000 SF; except: Cottage = 1,600 SF~~=~~ ~~cottage~~; Townhouse = 1,600 SF	3,000 SF; except: Cottage = 1,600 SF~~=~~ ~~cottage~~; Townhouse = 1,600 SF	3,000 SF; except: Cottage = 1,600 SF~~=~~ ~~cottage~~; Townhouse = 1,600 SF	Townhouse = 1,600 SF ~~minimum, 2,400 SF average = townhouse~~;	Townhouse = 1,600 SF ~~minimum, 2,000 SF average = townhouse~~;	Townhouse = 1,600 SF ~~minimum, 2,000 SF average = townhouse~~	3,500 SF; except: Cottage = 2,000 SF~~=~~ ~~cottage~~; Townhouse = 1,600 SF	Townhouse = 1,600 SF minimum, 2,000 SF average ~~; = townhouse;~~	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
		~~average = townhouse; 5,000 SF = other~~	al tract of at least 65% in the same subdivision plat.	~~= townhouse; 4,000 SF = other (including duplexes on corner lots); 6,000 SF = duplex not on a corner lot; 7,200 SF = multi-family~~	~~minimum, 3,000 SF average = townhouse; 4,000 SF = other~~	~~minimum, 2,400 SF average = townhouse; 3,500 SF = other~~	~~minimum, 2,400 SF average = townhouse; 9,000 SF = multifamily; 3,000 SF = other~~	~~minimum, 2,400 SF average; = townhouse; 7,200 SF = multifamily; 3,000 SF = other~~	~~minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 3,000 SF = other~~	Mobile Home Parks = 2,500 SF ~~= mobile home park~~	Mobile Home Parks = 2,500 SF ~~= mobile home park~~		~~minimum 2,400 SF average = townhouse; 7,200 SF = duplex;~~ Mobile Home Park = 2,500 SF ~~= mobile home park; 3,500 SF = other~~	Mobile Home Park = 2,500 SF ~~= mobile home park~~	
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse~~; 60' = duplex or not on~~	45' except: 35' = cottage; 18' = townhouse	40' except: 30' = cottage; 16' = townhouse	40' except: 30' = cottage 16' = townhouse ~~70' = duplex not on~~	40' except: 30' = cottage; 40' = zero lot; 16' = townhouse~~; 70' =~~	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage; 16' = townhouse; ~~80' = duplex not on a corner~~	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
				~~corner lots; 80' =~~ multi-family			~~corner lot; 80' = multifamily~~	~~duplex not on corner lot; 80' = multifamily~~					~~lot~~; 30' = mobile home park		
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	10' ~~20'~~	~~20'~~10'	~~20' except: 10' with side or rear parking; 10' for flag lots~~10', 5' for agricultural buildings with farm animals	~~20' except: 10' with side or rear parking; 10' for flag lots~~10'; 5' for agricultural buildings with farm animals	~~20' except: 10' with side or rear parking; 10' for flag lots~~10'; 5' for agricultural buildings with farm animals	~~20' except: 10' with side or rear parking; 10' for flag lots~~10'; 5' for agricultural buildings with farm animals	~~15' except: 10' with side or rear parking; 10' for flag lots~~10'; 5' for agricultural buildings with farm animals	10'	5'	5' except: 10' for structures 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I) Minimum of 20 feet from front property line adjacent to a street to vehicle access to garage or carport.
MINIMUM REAR YARD SETBACKS	~~10' except: 5' for agricultural buildings with farm~~	~~2~~5'	5~~0~~'	~~10' except: 5' for agricultural buildings with farm~~	~~20' except: 5' for agricultural buildings with farm~~	~~20' except: 5' for agricultural buildings with~~	~~20' except: 15' for multifamily; 10' for cottages, and~~	~~15' except: 10' for cottages, and wedge shaped lots;~~	~~10'~~5' except: 15' for multifamily	~~10'~~5' except: 2~~1~~0' next to an R 4-8 or R-12 district	5' except: 2~~1~~0' for structures 35' or higher	5'	~~20~~5' except: 5' for agricultural buildings with farm	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	~~animals~~5’			~~animals~~.5’	~~animals; 10' for cottages, and wedge shaped lots~~5’	~~farm animals 10' for cottages, and wedge shaped lots~~5’	~~wedge shaped lots~~5’	~~20' with alley access~~5’					animals; ~~10' for cottages~~		
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20'; ~~5' for agricultural buildings with farm animals~~	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks~~; 6' on one side of zero lot; 5' for agricultural~~	~~10' minimum each side, and minimum total of 60' for both side yards.~~5’	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks~~; 6' on one side of zero lot; 5' for agricultural buildings with~~	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks~~; 6' on one side of zero lot~~; 3' for cottages~~; 5' for agricultural building~~	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; ~~6' on one side of zero lot;~~ 3' for cottages~~; 5' for agricultural building~~	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks~~; 6' on one side of zero lot~~; 3' for cottages~~;~~	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks;~~ 6' on one side of zero lot;~~ 3' for cottages	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks~~; 6' on one side of zero lot~~; 3' for cottages; 10' for multifamily; 20'	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks~~; 6' on one side of zero lot~~; 20' next to R 4-8, R 6-12 district. 10' - mobile	5' except: 10' along flanking streets~~; 6' on one side of zero lot;~~	---	5' except: 10' along flanking streets; ~~6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals~~; 10' - mobile home park	No minimum, except 10' on Capitol House Block	18.04.080(H)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
		~~building with farm animals~~		~~farm animals~~	~~s with farm animals~~	~~s with farm animals~~			next to R 4-8, or R 6-12 district 10' - mobile home park	home park					
MAXIMUM BUILDING HEIGHT	35'	35', except: 24' for detached accessory structures and dwelling units	40' except: 24' for detached accessory structures and dwelling units	40' except: 24' for detached accessory structures and dwelling units	35', except: 24' for detached accessory structures and dwelling units; 25' for cottages; 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 24' for detached accessory structures and dwelling units; 25' for cottages	45', except: 25' for cottages; 24' for detached accessory structures and dwelling units	45', except: 25' for cottages; 24' for detached accessory structures and dwelling units	35', except: 24' for detached accessory structures and dwelling units; 25' for cottage	42' except: 24' for detached accessory dwelling units	60' except: 24' for detached accessory dwelling units	See 18.04.080 (I); 24' for detached accessory dwelling units	~~2 stories or~~ 35' ~~whichever is less,~~ except: 24' for detached accessory structures and dwelling units; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (I)(3); 24' for detached accessory structures and dwelling units	18.04.080(I)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
~~MAXIMUM BUILDING COVERAGE~~	~~45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more~~	~~35% 60% = townhouses~~	~~6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.~~	~~Refer to Maximum Coverage below~~	~~45% = .25 acre or less 40% = .26 acres or more 60% = townhouses~~	~~55% = .25 acre or less 40% = .26 acres or more 60% = townhouses~~	~~45%~~	~~50%~~	~~50%~~	~~55%~~	~~85%~~	~~85%~~	~~45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more~~	~~85% except for stoops, porches or balconies~~	
~~MAXIMUM ABOVE-GRADE STORIES~~	-	~~2 stories~~	~~3 stories~~	~~3 stories~~	~~2 stories~~	~~2 stories~~	~~4 stories~~	~~4 stories~~	~~3 stories~~	~~3 stories~~	~~5 stories~~	-	-	~~5 stories~~	-
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000 sf (whichever is greater) = lots less than 4 acres;	35% ~~60% = Townhouses~~	6%; ~~increased to 18% if associated with drainage dispersal tract~~	2,500 SF or 6% coverage whichever is greater.	~~45% = .25 acre or less 40% = .26 acre or more 60% = Townhouses~~55 %	55% ~~= .25 acre or less 40% = .26 acres or more 60% = Townhouses~~	65%	65%	65%	75%	85%	85%	65% ~~= .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres~~	85% ~~except for stoops, porches or balconies~~	18.04.080(K) 18.64.080

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	6%=4.1 acre or more		~~of at least 65% in the same subdivision plat.~~										25% = 3.01 + acres 70% = townhouses		
MAXIMUM HARD SURFACE BONUS (not guaranteed, performance based)	65% ~~or 10,000 sf (whichever is greater)~~= lots less than 4 acres; 25%=4.1 acre or more	~~65% 80% = Townhouses~~ 55%	265%	55% or 3,500sf (whichever is greater) =.25 acre or less; 25% or 6,000sf (whichever is greater) = .26 acre or more.	~~65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses~~75 %	75%~~65 % = .25 acre or less 70% = .26 acre or more 80% = Townhouses~~	~~7~~85%	~~7~~85%	~~7~~85%	~~80~~95%	~~90~~%100 %	~~9~~100%	85%; ~~= .25 acre or less 60% = .26 to 1 acre 55% = 1.01 to 3 acres 25% = 3.01+ acres~~ 90% = townhouses	~~95~~100%	See OMC 18.04.080K for bonus criteria. Hard surfaces are treated as impervious unless shown workable through an approved design. ~~18.04.080(K) Hard Surfaces are treated as impervious, unless shown workable through an approved design (that complies with DDECM), which requires adequate~~

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
															~~underlying soils.~~
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.		~~200 SF/unit for cottages; 450 SF/unit for courtyard apartment developments~~	~~200 SF/unit for cottages; 450 SF/unit for courtyard apartment developments~~	25% for multifamily requiring land use review; ~~200 SF/unit for cottages~~	25% for multifamily requiring land use review; ~~200 SF/unit for cottages~~	25% for multifamily requiring land use review; ~~500 SF/space for mobile home park~~	20% for multifamily requiring land use review; 500 SF/space for mobile home park	10% for multifamily requiring land use review	10% for multifamily requiring land use review; 500 SF/space for mobile home park	~~200 SF/unit for cottages~~ 500 SF/space for mobile home park	15% ~~may include stoops, porches or balcony areas~~	~~18.04.080(J); for Courtyard Apartments see 18.04.060(II)~~ 18.04.080(J). 18.04.00(H) for Cottage Housing; 18.04.060(II) for Courtyard Apartments.

LEGEND

SF = Square Feet

Zero Lot = A Lot with Only One Side Yard

--- = No Regulation

RL1 = Residential Low Impact

R 6-12 = Residential 6-12

R-4 = Residential - 4

R 4-8 = Residential 4-8

RM 18 = Residential Multifamily - 18

MR 7-13 = Mixed Residential 7-13

MR 10-18 = Mixed Residential 10-18

RMU = Residential Mixed Use

MR 7-13 = Mixed Residential 7-13

RMH = Residential Multifamily High Rise

UR - Urban Residential

18.04.080 Residential districts development standards

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

A. Maximum Housing Densities.

1. Calculation of Maximum Density.

a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be dedicated or sold for public parks, schools, or similar non-residential uses. Density on individual lots can be exceeded to allow unit lot density as follows:

i. Allow up to four units per lot in all residential zoning districts;

ii. Allow up to six units per lot in all residential zoning districts for lots located within one-half mile of a frequent transit route (as defined in OMC 18.02.180);

~~i.~~iii. In locations where development is limited to 4 or fewer conventional dwelling types, allow up to six units per lot (or two additional units) on all lots zoned predominantly for residential use, if at least two units are designated as affordable housing (as defined in OMC 18.02.180) for a period of 50 years or more. (Note: The affordable units must be in a range of sizes comparable to other units in the development. A recorded covenant, approved as to form by the City Attorney, limiting the unit(s) to affordable housing will be required prior to the issuance of building permits.

b. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, are counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home which is part of a larger project is calculated separately from other portions of the site under development (i.e., density may not be transferred from a site occupied by a nursing home to another portion of the development).

c. A sleeping unit in co-living housing is calculated as one-quarter of a dwelling unit for purposes of calculating density.

2. Mixed Residential and Multifamily Districts. The maximum housing densities shown in Table 4.04 refer to the maximum density of each project. Projects within multiple districts must conform with the density for the portion in each district.

3. Accessory Dwelling Units. Accessory dwelling units ~~built on infill lots~~ are not subject to the maximum density limits specified in Table 4.04. ~~In addition, accessory units built on a maximum of 20 percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.~~ Accessory Dwelling Units do count toward the maximum unit lot density allowed in all zoning districts that have a maximum density of 12 units or less per acre.

4. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased and authorized by the Director or by the hearing examiner as noted below, provided, however, that in the R 4-8 District, TDRs must be obtained (see OMC 18.04.080(A)(5)):

   a. Restoration of Critical Areas. At the request of the applicant, the ~~Hearing Examiner~~Approval Authority may grant a density bonus of up to 20 percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of any required buffer) will be restored and maintained according to specifications approved by the City. A Request for this density bonus must accompany the land use application ~~and is a Type III application~~ pursuant to OMC 18.70.040, except as provided in OMC 18.04.080(A)(4)(b-d). Prior to taking action on a request for this density bonus, the ~~Hearing Examiner~~Approval Authority shall consider the public's comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration, and the increased density on the site, the relative cost of the restoration and the value of the increased density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The City may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination. This bonus does not apply to site features which were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or their representative.

   b. Cottage housing. Cottage housing projects receive a 50 percent density bonus.

   c. Townhouses. Townhouses receive a 15 percent density bonus in the R 4-8 and R 6-12 districts.

   d. Low income housing. A density bonus is granted for low income housing (see Section 18.02.180, Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a 20 percent bonus. This is different than the unit lot density increases allowed for affordable housing.

The applicant shall submit to the Department a document approved by the City Attorney stating that the low income housing which is the basis for the density bonus will remain for a period of at least 20 years from the date the final inspection is conducted by the Building Official. This document must be recorded, at the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.

5. Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights (TDR) Sending Zone in order to develop above eight units per acre in an R 4-8 District. However, this requirement does not apply to density bonuses granted in accordance with OMC 18.04.080(4). With one TDR credit, a density of nine units per acre can be achieved in the Residential 4-8 District.

6. City staff will review residential permitting in areas designated as Low Density Neighborhood in the adopted Comprehensive Plan Future Land Use Map on an annual basis to review the achieved density. If achieved density approaches or exceeds the density anticipated in the comprehensive plan, the City will make revisions as needed to maintain consistency between the Comprehensive Plan and development regulations.

B. Minimum Housing Densities.

1. Calculation of Minimum Density.

a. (Note: Table 5.05 in Section 18.05.) The total area of the entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual tracts provided for trees pursuant to chapter 16.60 OMC; existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development).

b. Proposing future development of Accessory Dwelling Unit(s) cannot be used to meet the minimum density requirements of a short subdivision or subdivision unless a note is required on the face of the plat that says an ADU permit must be obtained at the same time as the building permit for the principal unit for all or the affected lots within the subdivision.

c. All dwelling units in convalescent homes/nursing homes and existing accessory dwelling units count toward the minimum density required for the site by Table 4.04.

d. A sleeping unit in co-living housing is calculated as one-quarter of a dwelling unit for purposes of calculating density.

e.f. Achieving minimum density is not required when projects are not subject to land use review. For projects that are subject to land use review, phased and clustered development that retains the opportunity to meet or exceed minimum density in the future will be allowed and may contain conditions or restrictions to ensure it is retained for future development.

2. Average Density. A housing project may contain a variety of housing densities (consistent with Table 4.04) provided that the average density for the entire development (e.g., all of the property subject to a single subdivision, site plan, or PRD approval) is neither less than the minimum density nor more than the maximum average density established for the applicable district in Table 4.04.

3. Allowance for Site Constraints. At the request of the applicant, the Director may reduce the minimum density required in Table 4.04, to the extent the Director deems warranted, to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article. Factors which may warrant a density reduction include poor soil drainage, the presence of springs, topography exceeding 20 percent slope, rock outcrops, sensitive aquifers used as a public water source or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see OMC 18.04.080(F)). The Director may also authorize a reduction in the minimum density requirements, if necessary, to enable development of small (i.e., less than six acres in size), oddly shaped, or partially developed parcels if the site's configuration or constraints (e.g., existing structures) preclude development at the minimum density specific in Table 4.04. Also see Subsection (E), Developments without Sewer Service, below.

4. Allowance for Transitional Housing and Mixed Residential Projects. The Director may reduce the minimum densities required by Table 4.04 to enable provision of lower density housing along the perimeter of multifamily housing projects, as required by Section 18.04.060(14) or as necessary to accommodate the mix of housing types required by Section 18.04.060(Q)(1).

C. Minimum Lot Size.

1. Nonresidential Uses. The minimum lot size for non-residential uses (e.g., places of worship and schools) is larger than the minimum lot size identified in Table 4.04. Refer to Table 4.01 and Section 18.04.060 for regulations pertaining to non-residential uses. Also see Section 18.04.060(K) for the lot size requirements for group homes.

2. Undersized Lots. Undersized lots shall qualify as a building site if such lots were recorded prior to June 19, 1995 or they were approved as part of a Planned Residential Development, Master Planned Development (See Chapter 18.56) or clustered housing development, consistent with Section 18.04.080(F); provided, however, that any lot of record which does not comply with the width requirements of this code shall not be constructed upon unless (1) it is legally combined with undeveloped contiguous land in the same ownership which in combination create a lot of the size specified in Table 4.04 (or as modified by other provisions of this Article); or (2) it is approved by Design Review Board Staff, who shall perform an architectural review of the proposal for compliance with the criteria specified in Chapter 18.100, Design Review.

3. Clustered Lots. Lot sizes may be reduced by up to twenty (20) percent consistent with Section 18.04.080(F), Clustered Housing.

4. That portion of any lot which is less than thirty (30) feet in width shall not be considered part of the minimum lot area required in Table 4.04, unless such area conforms with the minimum lot width, e.g., townhouse lot.

D. Transitional Lots.

1. Lot Size. The square footage and width of lots in developments larger than five (5) acres located in the MR 7-13, MR 10-18, or RM-18 districts, which immediately abut an R-4, R 4-8 or R 6-12 district, shall be no less than ~~eighty-five (85~~ fifty (50) percent of the minimum lot size and width required in the adjoining lower density district.

2. Setbacks. The minimum rear yard building setback for lots in the MR 7-13, MR 10-18, and RM-18 districts which share a rear property line with a parcel in an R4, R 4-8, or R 6-12 district shall be no less than the setback required for the adjoining lower density district.

E. Developments without Sewer Service. Residential developments which rely on on-site sewage disposal or water systems are subject to the following requirements:

1. Subdivisions.

a. Subdivisions, planned residential developments (PRD) and Master Planned Developments (see Chapter 18.56) which rely on on-site sewage disposal shall cluster the lots on a portion of the site and create a reserve tract which will not be available for subdivision or other development until municipal sewer and water are available.

The development shall be of a design and density (consistent with Environmental Health and other applicable regulations) so that the initial clustered lots and the subsequently subdivided reserve tract

ultimately attain at least the minimum density specified for the district in Table 4.04. (Unless the Director determines that fewer lots are required, consistent with Section 18.04.080(B), Minimum Housing Densities.)

b. Approval of clustered subdivisions, short subdivisions, binding site plans, or PRDs relying on on-site sewage disposal shall be contingent upon approval of a future development plan which demonstrates that the reserve tract can be subdivided to create sufficient lots to comply with Subsection (1) above. Such plans shall depict a schematic lot layout, the approximate location of utility easements, and potential street access, consistent with the transportation policies and Map 6-3 contained in Chapter 6 of the Comprehensive Plan for Olympia and the Olympia Growth Area, 1994 (and as hereafter amended). Future development plans shall not be required to be stamped by an engineer or surveyor. (The purpose of the plan is to show that the undeveloped portion of the site can be ultimately developed at urban density, not to limit future development to a specific development scheme. However, the initial subdivision or site development must be consistent with the future development plan.)

2. Individual Lots.

a. Issuance of building permits for dwellings proposed for parcels five (5) or more acres in size without sewer service shall be contingent upon approval of a future development plan for the parcel. Such plans shall demonstrate, consistent with 1.b. above, how the parcel can be potentially developed at the minimum density established for the district (see Table 4.04) when public sewer and water are available. While this plan will not bind future development, the initial development, including the septic system location, must be consistent with it.

b. Issuance of building permits for dwellings without sewer service on parcels between one (1) and five (5) acres in size shall be contingent upon approval of a building site plan or future development plan which demonstrates that the parcel can potentially accommodate one (1) or more additional houses in the future. While future development will not be bound by this plan, the initial development shall be consistent with it. Developers of such lots shall locate individual or community sewage disposal systems, to the extent possible, where they can be efficiently converted to a public sewage collection system in the future.

F. Clustered Housing.

1. Mandatory Clustering. The Director or Hearing Examiner may require that the housing units allowed for a site be clustered on a portion of the site in order to protect ground water used as a public water source (e.g., wellhead protection

areas), to enable retention of windfirm trees (which are appropriate to the site and designated for retention, consistent with Chapter 16.60, Tree Protection and Replacement, OMC), to accommodate urban trails identified on Map 7-1 of the Comprehensive Plan, to preserve scenic vistas pursuant to Sections 18.20.070, View Preservation and 18.50.100, Scenic Vistas, or to enable creation of buffers between incompatible uses (also see Chapter 18.36, Landscaping and Screening).

The Director or Hearing Examiner may allow up to a twenty (20) percent reduction in lot dimensions, sizes and setback requirements, ~~consistent with the Uniform Building Code,~~ to facilitate the clustering of the permitted number of dwelling units on the site. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified in Table 4.04), without written authorization by the applicant.

2. Optional Clustering. Applicants for housing projects may request up to twenty (20) percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land serving the purposes listed in a. above; or to avoid development on slopes steeper than twenty (20) percent; or to preserve natural site features such as ~~rock outcrops~~critical areas or trees; or otherwise enable land to be made available for public or private open space. Applicants proposing to place sixty-five (65) percent or more of a development site within a tree or vegetation protection or critical areas tract or tracts (see OMC chapter 16.60 and section 18.32.140) and not exceed ~~10~~30% overall impervious coverage may request approval of housing forms not otherwise permitted in the zoning district so long as the number of resulting residential units does not exceed the standard maximum by more than twenty (20) percent. Such alternative housing forms may exceed height and story limits otherwise applicable in the district, except for height and story limits specifically intended to soften transitions between zoning districts. ~~For example, three-story multi-family housing may be approved in a two-story single-family housing district.~~ The Director or Hearing Examiner, as applicable, may grant such requests only if the Director or Hearing Examiner determines that the development would not have a significant adverse impact on public facilities and surrounding land uses.

G. Lot Width.

1. Measurement. The minimum lot width required by Table 4.04 shall be measured between the side lot lines at the point of intersection with the minimum front setback line.

H. Setbacks.

1. Measurement. The required setback area shall be measured from the outermost edge of the building foundation to the closest point on the applicable lot line.

2. ~~Reduced~~ Front Yard Setbacks. Front yard setbacks ~~in the R-4, R 4-8, R 6-12, MR 7-13 and MR 10-18 districts may be reduced to~~are a minimum of ten (10) feet under the following conditions:

   a. When garage or parking lot access is from the rear of the lot;

   b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or

   c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage's vehicle access door(s). (See OMC 18.100 Design Review and OMC 18.175 Infill and Other Residential.)

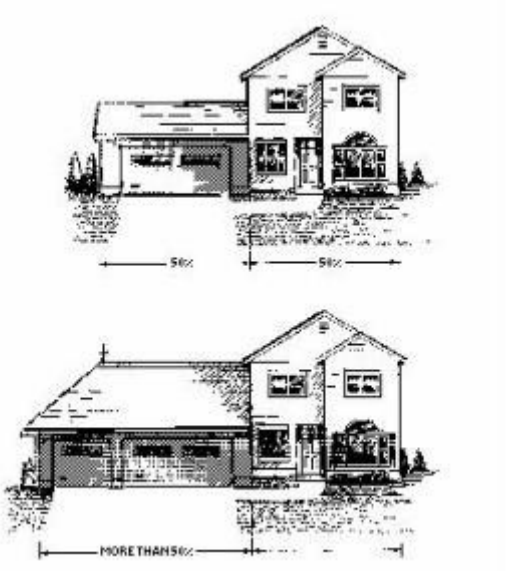


FIGURE 4-3

3. Rear Yard Setbacks. See OMC 18.04.080(H)(5), Encroachments into Setbacks, Section 18.04.080(D)(2), Transitional Lots, and Table 4.04.

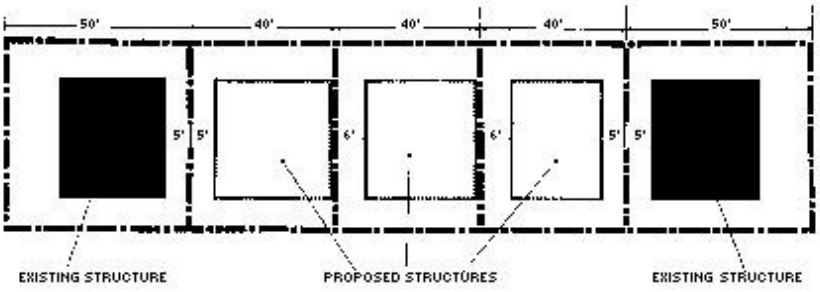
4. Side Yard Setbacks.

   a. Reduced side yard setbacks. A side yard building setback is not required for a lot, provided it meets the following conditions:

      i. Provision for reduced or zero setbacks shall specifically appear upon the face of a final short or long plat. Such plat shall provide that the minimum distance between residences will be ~~six~~three (~~6~~3) feet. If the distance between a proposed dwelling and a property line is less than three (3) feet, the applicant shall provide evidence of a maintenance easement, at least three (3) feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior

wall and roof of the dwelling. (Except as expressly provided, any reduced side yard provision appearing on a final plat shall withstand later amendments of this Title and shall be considered conforming.)

ii. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not developed or approved for reduced setbacks (e.g., a conventional lot with two (2) five (5) foot wide side yard setbacks). Side yard setbacks shall not be less than ten (10) feet along property lines which abut a public rights-of-way.



ZERO LOT LINE

FIGURE 4-4

b. The minimum side yard setback from bikepaths and walkways shall comply with the side yard setback from the lot line as specified for the district in Table 4.04.

5. Encroachment Into Setbacks. The buildings and projections listed below shall be allowed outside of utility, access or other easements. See OMC ~~18.04.080(H)(5)~~ 18.40.060(H)(2) for additional exceptions.

a. ~~Except for Accessory Dwelling Units, a~~Any accessory structures, including ADUs, may be located in anywhere in the rear forty feet of a ~~required rear yard~~lot provided building and fire code provisions are satisfied ~~and/or in the rear twenty (20) feet of a required interior side yard~~; however, if a garage entrance faces a rear or side property line, it shall be setback at least ~~ten (~~10~~)~~ feet from that property line. ~~Accessory dwelling units may not encroach into required side yard setbacks. Accessory dwelling units may encroach into rear yards however, if the rear yard does not abut an alley, the accessory unit must be set back ten (10) feet from the rear property line. Further, any garage attached to any accessory dwelling unit shall conform with this Section.~~

b. ~~Up to fifty percent (50%) of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this section the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.~~

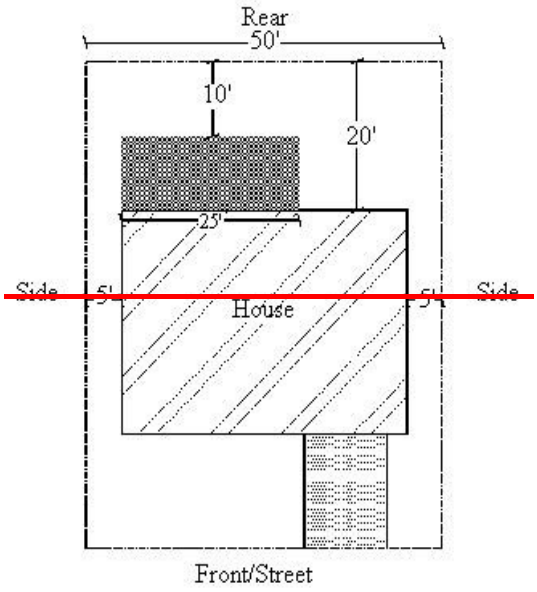


Figure 4-4a

c. ~~Townhouse g~~Garages may share a common rear property line provided that access for interior lots is from a single common driveway to not more than one public street entrance.

6. Front yard setbacks for through lots. A through lot has two (2) front lot lines parallel or approximately parallel to each other. The front yard setback shall apply to each front lot line, except the Director may designate one (1) of the front lot lines as a rear lot line, provided the following criteria are met:

   a. Orientation of the lot or structure shall be considered; and

   b. At least sixty percent (60%) of the lots or structures within the neighborhood block, or area being considered, are oriented in a similar direction away from the lot line being designated as a rear lot line.

I. Height.

1. Roof Projections. The following structures may exceed the height limits specified for the district in Table 4.04 by 18 feet, provided that such structures do not contain floor space: roof structures housing elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls; skylights; towers; flagpoles; chimneys; smoke stacks; wireless masts; television antennas; steeples; and similar structures. Use of this provision must be kept to the minimum amount of space needed to accommodate the allowed roof projection. For the UR zoning district, see view protection provisions in OMC 18.04.080(I)(3) below for additional parameters.

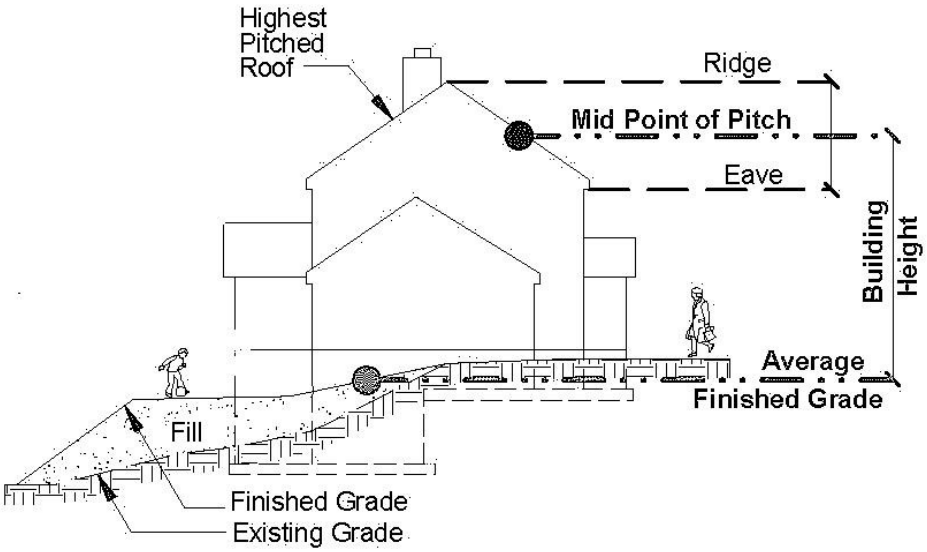


FIGURE 4

2. RMU District Height Regulations.

   a. Base building heights. The base building heights allowed in the RMU District are specified in Figure 4-5.

   b. Sculptured building tops. The following sculptured building top regulations apply only where the permitted building height is 60 feet.

      Buildings with sculptured tops may exceed the permitted height (60 feet) by two building stories if they meet the following conditions:

      i. The gross floor area of all of sculptured stories is at least one-third less than the gross floor area of the first floor of the building; and

      ii. The roof form is sculptured (e.g., pitched roof, hip roof, dome, chateau roof, tower, turret, pediment, dormers, or other similar form); and

      iii. The added two stories are setback from the street wall at least eight feet; and

      iv. The roof structure is designed to hide all mechanical and communications equipment located there.

3. UR District Height Regulations. The building heights allowed in the UR District are specified in Figure 4-5 and 45-A. Also see 18.10.060, Capitol Height District.

a. Roof Projection Allowances: If the City determines that the proposed development is located on a site in the UR zone where use of the roof projection allowance is proposed and that it may impact a protected landmark view (as listed in Appendix B of the Land Use and Urban Design chapter of the Comprehensive Plan), a view analysis must be submitted that demonstrates, as determined by the city, that the proposed roof projection will not block or substantially impact the protected view from its designated observation point in order to make use of the roof projection allowances of OMC 18.04.080(I).

4. R4-8 District Height Regulations. Existing State Community College Education Facilities. A maximum 60' building height is allowed with a 100' setback from adjacent residentially zoned property.

5. Places of Worship. Places of worship may exceed the height limits specified in Table 4.04, except in the State Capitol Group Height District, provided that the side yard width equals at least fifty (50) percent of the building's proposed height (including spires and towers).

6. Radio, Television and other Communication Towers. The height of radio, television, and other communication towers may exceed the maximum building height allowed in the district, subject to approval of the Decision Authority consistent with OMC 18.04.060(W) and 18.04.060 (X) and processed as a type II application.

7. Tall Buildings in the MR Districts. Buildings between 35 and 45 feet in height are permitted in the MR 7-13 and MR 10-18 districts, subject to compliance with the following requirements:

Urban Residential and Residential Mixed Use District Heights

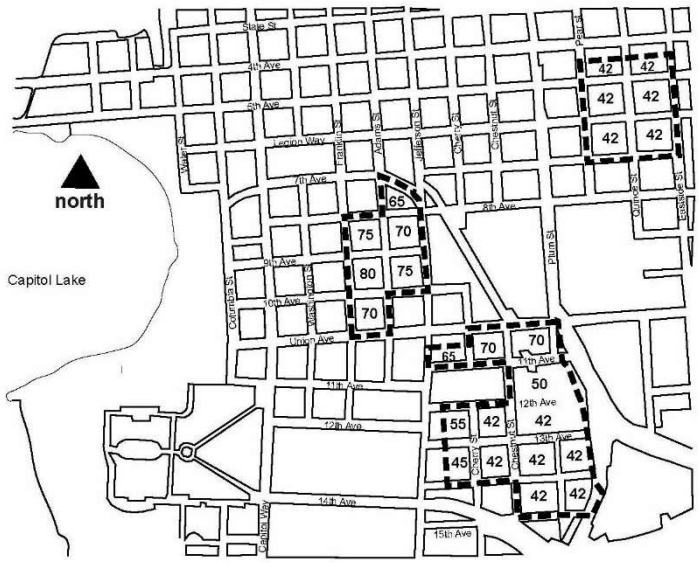


FIGURE 4-5

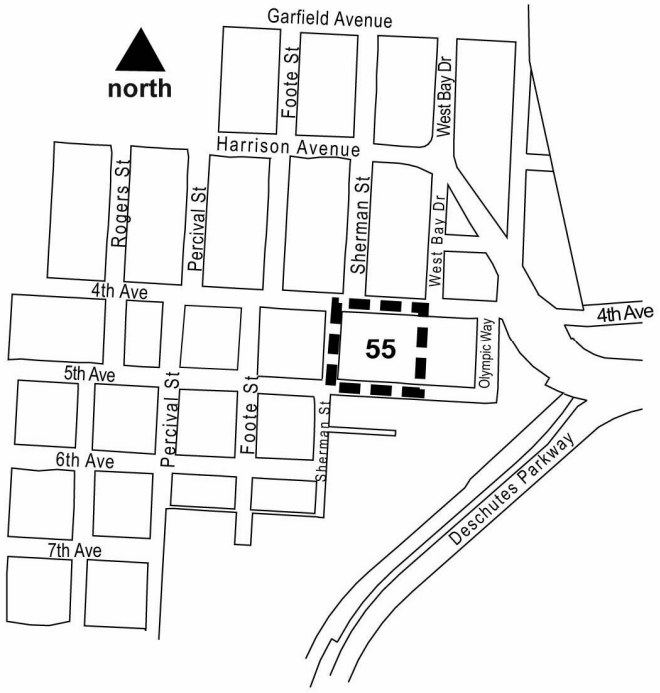


FIGURE 4-5A

a. The proposed building will not be located within 100 feet of the boundary of the property under development (this may include several parcels under a single development proposal). Exceptions to this requirement will be granted where topography, stands of trees (deemed appropriate for retention by the City, consistent with chapter 16.60 OMC, Tree Protection and Replacement), or other site features block the visibility of the section of the building above 35 feet in height from existing or potential residential areas (zoned and available for residential use) adjoining the site; and

b. Existing evergreen trees, which the City deems are appropriate to the site (e.g., which do not pose significant risks for proposed site improvements or public safety, consistent with chapter 16.60 OMC, Tree Protection and Replacement) are retained where possible to help screen the building from the view of residents of dwellings abutting the property.

8. Water Towers. Water towers may exceed the height limits specified in Table 4.04.

[NOTE: Refer to Article III, Height Overlay Districts, for additional restrictions.]

J. Private and Common Open Space.

1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with chapter 18.36 OMC, Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for stoops, porches, or balconies, walkways, tennis courts, swimming pools, or similar uses which require an impervious surface. Up to a five percent increase in impervious surface coverage may be allowed to accommodate such hard surfaced facilities.

2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:

   a. ~~A minimum of 200 square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than 10 feet.~~

   ~~b.~~ A minimum of ~~1,500 square feet or 200 square feet per unit, whichever is more,~~20% shall be provided in common open space (i.e., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than 30 feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five percent slope) and well drained to enable active use in summer.

3. Mixed Density Districts. Parcels or sites accommodating ~~multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings)~~seven units or more in a MR 7-13 or MR 10-18 district shall contain at least 30 percent open space. At least 50 percent of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section 18.04.080(J)(1) above. This open space requirement shall be reduced to 20 percent if the multifamily housing adjoins a park, school or open space site of at least 10,000 square feet in size. ~~Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.~~

4. Manufactured or Mobile Home Parks. At least five hundred (500) square feet of common open space shall be provided per dwelling unit (see Section 18.04.060(P)(8)). At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.

5. Residential - 4 Chambers Basin District. Required open space for stormwater dispersion may be provided in a common area or within each individual private lot of a development. All required drainage dispersal areas shall be protected from filling and grading and all other activities which would decrease the ability of such areas to disperse and infiltrate stormwater. Side yard setback areas shall be designed to disperse roof runoff to the maximum extent practical. To qualify as a "drainage dispersal tract" (required to create lots of less than one acre) such area shall be held in common or deeded to homeowners association and otherwise

conform with the requirements of stormwater tracts as set forth in the Olympia Stormwater Drainage Manual.

K. Surface Coverage Limits:

1. Increased Impervious Coverage: Projects may be eligible for up to a 20% increase in impervious (above what is listed in table 4.04) surface coverage provided that the following are met:

a. Eligibility: The increase must be for one, or more, of the following:

i. A non-residential use such as a school, park, place of worship, etc. that is permitted within the residential zone.

ii. Developments that include middle housing units (including ADU's and Townhomes) which exceeds minimum density on the underlying lot.

iii. Land divisions that achieve the maximum allowed density within the zone in which they are located.

iv. Ineligible projects include:

1. A stand-alone single family unit on a lot.

2. Projects in the Residential Low Impact Zone.

b. An engineered drainage design must be submitted that includes the following:

i. The area in exceedance of Table 4.04 must meet the Drainage Design and Erosion Control Manual (DDECM) core requirement #5 (or as amended) for onsite stormwater treatment, and core requirement #7 for flow control, regardless of minimum area thresholds. Plans must address the following:

1. Projects that would otherwise be exempt from DDCEM requirements for flow control must demonstrate compliance, regardless of the exemption, in order to obtain the bonus.

2. Flood control systems to be included might include pervious pavement, pervious geogrid, bioretention, infiltration, green roofs, or micro-detention systems. If compliance cannot be provided, the bonus will be denied.

3. Permeable pavement and geogrid on Type D soils are ineligible.

ii. Maintenance agreements will be required prior to permit issuance for said, flood control system.

2. Hard Surface Coverage Bonus: The coverage identified in table 4.04 indicates the allowed maximum increase in hard surfaces. To gain approval for these increases all of the following must be met:

a. All criteria outlined in OMC 18.04.080.k.1 are applicable.

b. In addition to the ineligible projects in K.1.a.IV, projects on type D soils are also ineligible.

c. The total hard surface coverage cannot exceed the site area minus the minimum open space requirement.

~~1. Increased Surface Coverage Limits: Non-residential uses such, as schools, parks, and places of worship, located in residential zones may increase the total amount of impervious or hard surfaces above the established maximum by up to ten percent (10%) for impervious surfaces, and twenty percent (20%) for hard surfaces, provided all of the following criteria are met:~~

~~a) The project site is greater than one (1) acre in size.~~

~~b) The increase is not caused by a desire for additional surface parking areas in excess of the range established in table 38.01 of OMC 18.38.100.~~

~~c) Low impact development requirements in the Drainage Design and Erosion Control Manual are determined feasible and are implemented.~~

~~2~~3. Existing Surfaces: An existing lot, which was legally built under regulations applicable at the time of its building, but which exceeds current impervious or hard surface coverage limits, may be replaced within the existing lot footprint, but cannot be expanded in a way that would increase the nonconformity. Replacement of such surfaces must comply with the Drainage Design and Erosion Control Manual, including, providing stormwater control measures.

~~3~~4. Calculation Exclusions: The following are excluded from the impervious and hard surface coverage limit calculations. Note: these exclusions do not apply to calculations or requirements related to the Drainage Design and Erosion Control Manual.

a) Ingress/egress easements serving a neighboring property;

b) Areas excluded from the minimum lot area calculations (OMC 18.04.080(c)(4)), such as the panhandle of a flag lot;

c) Portions of the driveway that extend beyond the required setback area when the additional length is caused by compliance with municipal code requirements, such as critical area and buffer protections.

L. Building Entries. To ensure safe access of emergency responders, each residential dwelling unit shall have a clearly defined building entrance that is easily accessible from the primary street, sidewalk, or driveway by a well-lit paved walkway that is at least 3 feet wide. The walkway cannot be combined with driveway unless it is clearly differentiated from the areas where vehicles will park.

18.04.090 Additional regulations
Refer to the following Chapters for additional related regulations.

Chapter 18.36, Landscaping and Screening
Chapter 18.38, Parking and Loading

OMC 18.38 – Parking and Loading

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 Provisions.

1. Residential uses, such as housing for seniors or people with disabilities, that provide parking for staff or visitors, that 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.

5. The City requires a minimum of 0.25 off-street parking spaces per sleeping unit for co-living housing projects (see RCW 36.70A.535(3)(a)(ii)).

OMC 18.40 – Property Development and Protection Standards

18.40.060 General Standards

These standards apply to more than one (1) land use district and are therefore combined in this Chapter. These standards are to be considered in addition to standards and design guidelines located in specific land use district chapters.

A. Required Building Site.

1. Building Site--Number of Buildings. Every main building hereafter erected shall be located on a legal lot of record as provided for in this title. ~~There shall be no more than one main building on any one lot in the R-4, R 4-8, and R 6-12 use districts unless the housing type approved specifically allows for more, such as courtyard apartments, cottage housing or co-housing development.~~

2. Lot or Building Site--Reduction. No lot or parcel of land now existing or hereafter established shall be so reduced or diminished that yards, open space, width or total lot area be made smaller than the minimum required by this title or as allowed by a unit lot subdivision; nor shall any existing lot or parcel of land that is now smaller than the minimum required by this title be further reduced or diminished in any manner, unless approved through a unit lot subdivision.

OMC 18.70 – Administration – Procedures for Land Use Permits and Decisions

18.70.020 Applicability

A. When required by this section, approval of a land use permit application must be completed and all appeal periods terminated prior to issuance of a building or any other construction permit. A permit holder shall construct and develop projects that have been reviewed as land use permit applications in compliance with the approved site plan and conditions attached thereto.

B. Land use approval is required for the following types of projects:

1. A change of use of land or addition that results in a substantial revision to the approved site plan;

2. Any new nonresidential and nonagricultural use of land; and

3. The location or construction of any nonresidential or nonagricultural building, or any project in which seven (7) or more ~~than four~~ dwelling units are contained.

C. Upon finding that any land use permit application meets the criteria for land use review, but the scope/scale of the project does not warrant the land use review process, the Director may waive the land use review process and appropriate land use application fees. Application of this exemption does not result in waiver of code requirements or construction permit processes.

OMC 18.100 - Design Review

18.100.000 Chapter Contents
Sections:

18.100.020 Statement of Policy.
18.100.040 Purpose.
18.100.060 Projects Subject to Design Review. Revised 9/24
18.100.080 Design Review Districts and Corridors.
18.100.090 Design Review Process. Revised 9/24
18.100.100 How to Use Design Criteria. Revised 9/24
18.100.110 Submission Requirements.

18.100.020 Statement of policy
The City Council finds that new development can have a substantial impact on the character of the area in which it is located. Some harmful effects of one land use upon another can be prevented through zoning, subdivision regulations and building codes. Other aspects of development are more subtle and less amenable to exacting rules promulgated without regard to specific development proposals. Among these are: the general form of the land before and after development, the spatial relationships of the structures and open spaces on adjacent land uses, and the appearance of buildings~~, signs~~ and open spaces. Such matters require the timely exercise of judgment in the public interest by people qualified to evaluate the design of a new development.

18.100.040 Purpose
The purposes of design review are:

A. To promote those qualities in the natural environment which bring value to the community;

B. To foster the attractiveness and functional utility of the community as a place to live and work;

C. To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;

D. To raise the level of community expectations for the quality of the built environment;

E. To encourage originality and creativity in site planning and architecture;

F. To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;

G. To preserve and enhance property value;

H. To ensure that new developments maintain or improve neighborhood character and livability; and

I. To consider the applicants' needs and goals and the broader public impact of any proposal.

J. To ensure residential uses are compatible in scale, form, and character with each other.

18.100.060 Projects Subject to Design Review

A. The following projects are subject to design review:

1. Projects within designated design review districts and corridors, as shown on the Official Design Review Map (See OMC 18.100.080);

2. Commercial projects adjacent to residential zones;

3. Commercial or residential projects for Heritage Register properties or those within an historic district;

4. Projects with a building area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone;

5. ~~Multifamily p~~Projects of 7 units or more;

6. ~~Single family housing~~Dwelling units~~, including designated manufactured homes,~~ on lots less than 5,000 square feet or on substandard lots;

7. Dwelling units proposed on lots within the area depicted on Figure 4-2a, "Areas Subject to Infill Regulations";

8. Dwelling units that do not require land use review that are proposed on lots outside of the area depicted on Figure 4-2a are subject to provisions in OMC 18.175.020, "Neighborhood Scale and Character";

9. Master Planned Developments;

~~9~~10. Manufactured housing parks;

~~10. Duplexes, triplexes, fourplexes, courtyard apartments, single room occupancies, townhouses, accessory dwelling units, and cottage housing;~~

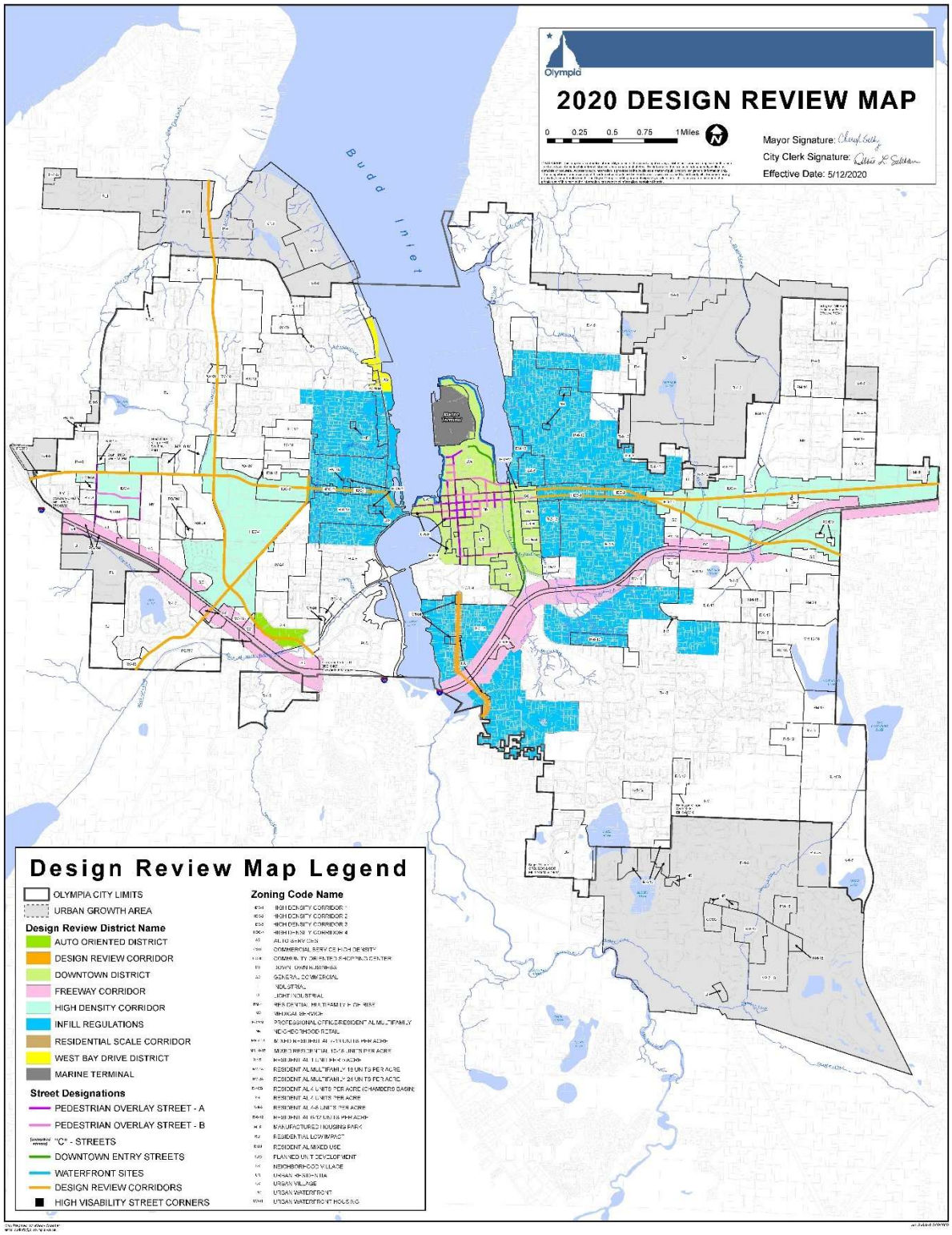
11. All projects within scenic vistas as identified on the official maps of the City (See OMC 18.100.110); and,

12. For the purpose of design review, projects within one of the Downtown Design Sub-Districts will be reviewed for consistency with the criteria in chapter 18.120 OMC only.

B. Exceptions: Evergreen Park PUD; interior work; projects which are not visible from a street; and projects which do not affect the character, use, or development of the surrounding properties, or the architectural character of the structure, such as fences, parking lots with less than twenty (20) spaces or minor repair or renovation of, or minor additions to, existing structures.

18.100.080 Design Review Districts and Corridors

The following districts and corridors are hereby established as Design Review Districts and Corridors: Downtown, ~~Port Peninsula,~~ High Density Corridor 1, 2, 3, and 4 (HDC), High Density Corridor-4 Capital Mall Area, Freeway Corridor, West Bay Drive, Residential Scale, Auto Oriented, and Infill Districts. Said districts and corridors are defined on the "Official Design Review Districts and Corridors Map," on file with the City Clerk and generally described in the illustration below. In the event of a conflict between this illustration and the official map, the official map shall govern.



18.100.090 Design Review Process

All projects subject to design review shall be reviewed either by the Design Review Board (DRB), the Joint Review Committee (JRC) or by staff as noted below. The DRB, JRC, or staff shall provide a recommendation to the review authority. The review authority shall give substantial

weight to the recommendation of the DRB or JRC. (A project reviewed by the JRC shall not also be reviewed by the Heritage Review Committee.) For projects subject to Board level review (DRB or JRC), there shall only be one public meeting and it shall be for Concept Design Review at the time of Land Use Review. Detail Design Review will be conducted by staff at the time of building permit review.

A. Projects subject to review by the Design Review Board or Joint Design Review Committee, as described in OMC 18.76.180; with the exception of Affordable and Low Income Housing projects which are subject only to staff level review:

1. Any proposed development project located within the following design districts:

   a. Downtown District; and,

   b. Residential Scale Design District, for projects that require Land Use Review.

2. Any proposed building development over 5,000 square feet in gross floor area, located within the following design districts and corridors:

   a. High Density Corridors;

   b. West Bay Drive District;

   c. Auto Mall District;

   d. ~~Port Peninsula District;~~

   ~~e.~~ Freeway Corridor; and,

   ~~f~~e. Design Review Corridors.

3. Any ~~multifamily~~ building with ~~five~~ seven units or more, ~~any townhouse building with five units or more,~~ and any ~~multifamily~~ development with 20 units or more on the site regardless of how many are in each building.

4. All Master Planned Developments.

5. Projects with a building area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone.

B. Projects subject to review by Staff:

1. ~~Single family~~Six or fewer residential dwellings on lots within the area depicted on Figure 4-2a in chapter 18.04 OMC.

2. Dwelling units that do not require land use review that are proposed on lots outside of the area depicted on Figure 4-2a are subject to provisions in OMC 18.175.020, "Neighborhood Scale and Character";

3. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.

~~3~~4. Any proposed development of 5,000 square feet or less in gross floor area~~, and signs~~ in the following design districts and corridors:

a. High Density Corridors;

b. West Bay Drive District;

c. Auto Mall District;

d. ~~Port Peninsula District;~~

~~e.~~ Freeway Corridor; and,

~~f~~e. Design Review Corridors.

~~4~~5. ~~Duplexes, triplexes, or fourplexes and all apartment buildings with less than five units.~~ Affordable housing and low income housing proposals subject to design review are processed as staff level review regardless of size, unit count, district or corridor.

~~5~~6. Any other project subject to design review not described in OMC 18.100.090(A) above.

18.100.100 How to Use Design Criteria

A. Requirements and Guidelines. Each section of the design review chapters consists of a requirement and possibly several guidelines. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines and meet the intent of the requirement. If the project does not conform to the design criteria, the Board and/or staff will indicate the requirements that have not been met.

B. Illustrations. Illustrations contained within specific criteria sections are intended to be in harmony with the text of the same section. In the event of conflict between text and an illustration, the text shall govern.

C. Design Review Criteria Chapters. Design criteria are separated into chapters, depending on whether the development is commercial or residential, and the location or type of that development, as outlined below.

18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage

Register, and the National Register of Historic Places, and all structures within a Historic District.

18.110 Basic Commercial Design Criteria. This chapter applies to all commercial projects throughout the City that require design review, in addition to the district-specific requirements found in the following chapters, as applicable. It also applies to projects with a building area greater than 5,000 square feet in gross floor area that require a Conditional Use Permit in a residential zone, to commercial projects adjacent to residential buildings, to commercial or residential projects. The design districts are shown on the Official Design Review Districts and Corridors.

18.120 Downtown Design Criteria. This chapter applies to all commercial, mixed use, and residential projects that require design review that are located in one of the Downtown Design Sub-Districts. Projects will be reviewed for consistency with the criteria in Chapter 18.120 only.

18.130 Commercial Design Criteria - High Density Corridors. This chapter applies to all projects that require design review that are located in the HDC districts.

18.135 Commercial Design Criteria - Residential Scale District. This chapter applies to all projects that require design review that are located in the Residential Scale District.

18.140 Commercial Design Criteria - Auto Oriented District. This chapter applies to all projects that require design review that are located in the Auto Oriented District.

18.145 Commercial Design Criteria - Freeway Corridor. This chapter applies to all projects that require design review that are located in the Freeway Corridor District.

~~18.150 Commercial Design Criteria - Port Peninsula. This chapter applies to all projects that require design review that are located in the Port Peninsula design review district. This chapter contains the only design criteria that apply to the Port Peninsula.~~

18.155 Commercial Design Criteria - West Bay Drive District. This chapter applies to all projects that require design review that are located in the West Bay Drive District.

18.170 Residential Design Criteria~~ - Multifamily~~. Design criteria contained in this chapter (OMC 18.170.030 - 18.170.160) apply to all ~~multifamily~~ residential buildings with ~~five~~ seven or more units not specifically governed by chapter 18.175 OMC, and any ~~multifamily~~ development with 20 units or more on a site throughout the City. Projects of this type and size are reviewed by the Design Review Board.

18.175 Residential Design Criteria - Infill and other residential. OMC 18.175.020 through OMC 18.175.060 of this chapter apply to ~~single-family~~all residential dwellings~~, including designated manufactured housing,~~ proposed on lots within the area depicted on Figure 4-2a in chapter 18.04 OMC~~;~~, on lots less than 5000 square feet, or on substandard lots~~; duplexes, triplexes, fourplexes, townhouses and courtyard apartments in the R4, R4CB, RLI, R 4-8, and R 6-12 zoning districts; and single room occupancies in the R 6-12 zoning district~~. OMC 18.175.080 and OMC 18.175.090 apply to accessory dwelling units

throughout the city~~, including manufactured home accessory dwelling units~~.
OMC 18.175.100 applies to cottage development.

18.180 Residential Design Criteria - Manufactured home parks. This chapter applies only to manufactured home parks.

18.100.110 Submission Requirements

A. Conceptual Design Review. Applications for review of the Conceptual Design shall be filed with the Department as part of a land use review application on forms provided by the Department. Conceptual review is not required when land use review is waived or not required.

B. Detailed Design Review. Applications for review of the Detailed Design shall be submitted to the Department prior to or at the same time as a building permit application on forms provided by the Department. Detailed review can be required for projects in which land use review was waived or not required.

C. ~~Combined Conceptual & Detailed Design Review. For those projects which have had a presubmission conference, do not have any apparent environmental issues, (such as those listed in the Critical Areas Ordinance, Title 14.10, or transportation issues), and which do not require a public hearing, upon request by the applicant and with the concurrence of staff, the Design Review Board may conduct both Conceptual and Detailed Design Review of a project at the time of Land Use Review.~~

~~D.~~ Time Limitations. Except in cases where the applicant agrees to an extension of time, the Design Review Board shall have a public meeting on an application for a major project within thirty (30) days after an application is deemed complete pursuant to chapter 18.70 OMC.

TITLE 4 – FEES AND FINES

CHAPTER 4.24 – UTILITY CHARGES

4.24.010 Computation and assessment of charges

B. WASTEWATER (SEWER)

1) LOTT Charges

LOTT wastewater monthly service charge	$46.14 per ERU	OMC 13.08.190

Nonresidential accounts are billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU are billed at the rate of $5.13 per 100 cf or any part thereof for LOTT wastewater service charges.

LOTT capacity development charge (subject to rebate for qualifying low-income housing, as allowed by the LOTT Clean Water Alliance):	$7,081 per ERU	OMC 13.08.210

2) City of Olympia Monthly Sewer Charges

a. Residential accounts with separately metered City of Olympia water service servicing: one separate single-family residence, one single-family residence with up to two accessory dwelling units, one unit of a residential duplex, one mobile home, or one trailer is billed based on monthly water consumption as follows:

0 – 250 cf	$16.60 per month	
251 – 350 cf	$16.60 per month plus $0.1021 per cf	OMC 13.08.190
351 cf and above	$26.81 per month	

b. Residential accounts with residential duplexes with a single water meter servicing both units are billed based on water consumption as follows:

0 – 500 cf	$33.20 per month	
501 – 700 cf	$33.20 per month plus $0.1021 per cf	OMC 13.08.190
701 cf and above	$53.62 per month	

c.	Residential accounts not included in A) or B) above	$26.81 per ERU	OMC 13.08.190
d.	Nonresidential accounts are billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU are billed at the rate of $0.0383 per 1 cf. for local collection system.	$26.81 per ERU	OMC 13.08.190

3) City of Olympia General Facility Charge (subject to 50 percent discount for qualifying low-income housing)

Wastewater (Sewer) general facility charge	$4,338 per ERU	OMC 13.08.190 OMC 13.08.205
Wastewater (Sewer) general facility charge for properties on public combined sewers and in the Downtown Deferred General Facility Charge Payment Option Area	$1,869.01 per ERU	OMC 18.08.190 OMC 13.08.010 OMC 13.08.205

TITLE 13 – PUBLIC SERVICES

CHAPTER 13.08 – SEWERS

13.08.190 Sewer rates--Definitions

A. A charge for sanitary sewage disposal is levied against all accounts and premises connected to a sewer main or City-maintained community onsite system at the rate set forth in Title 4, Fees and Fines, of this code.

B. For purposes of subsection (A) of this section, the term "equivalent residential unit" or "ERU" means:

1. One single-family residence on an individual lot: one ERU; or

2. One single-family residence with accessory dwelling unit on an individual lot: one ERU; or

4. One single-family residence with two accessory dwelling units on an individual lot: one ERU; or

~~4.~~ One mobile home on an individual lot, or one mobile home space in a mobile home or trailer park: one ERU; or

~~45~~. Duplex on one lot: two ERUs; or

~~56~~. Residential structure having more than two living units on one lot:~~,~~

a. seven-tenths of an ERU per living unit; or

b. one-half of an ERU per dwelling unit in co-living housing (as defined in OMC 18.02.180).

~~67~~. With respect to uses other than residential, one ERU is designated for each 900 cubic feet for LOTT wastewater service charges and 700 cubic feet for public sewer charges per month of water consumed or sewage discharged as measured at the source; provided, that for volumes in excess of 900 cubic feet per month and 700 cubic feet per month, the service charge per 100 cubic feet is computed at the rate of one-ninth of the LOTT wastewater service charge, plus one-seventh of the public sewer charge; and

~~78~~. With respect to an account consisting of both residential and nonresidential uses, the residential uses are charged as set forth in subsections (B)(1) through (5) of this section and the nonresidential uses are charged an additional one ERU; provided, that if the total monthly volume of the account exceeds the number of ERUs computed pursuant to this subsection times 900 cubic feet for LOTT wastewater service charges and 700 cubic feet for local collection charges, the charge per 100

cubic feet for the account are computed at the rate of one-ninth of the LOTT wastewater service charge, plus one-seventh of the public sewer charge.

TITLE 15 – IMPACT FEES

15.04.040 Assessment of impact fees

A. The City shall impose and collect impact fees, based on the schedules in chapter 15.16 OMC, or an alternate fee calculation as provided for in OMC 15.04.050, and the applicable interlocal agreements pursuant to OMC 15.04.110, from any applicant seeking development approval from the City for any development activity within the City, where such development activity requires the issuance of a building or occupancy permit. This includes the development of residential, commercial, retail, office, and industrial land, and includes the expansion of existing uses that creates a demand for additional public facilities, as well as a change in existing use that creates a demand for additional public facilities. Per RCW 36.70A, for each category of impact fees, the impact fees imposed on Accessory Dwelling Units shall not exceed 50% of those assessed for a single family residence or principal unit on the same lot.

16.60.070 Soil and Vegetation Plan review standards

A. Issuance of a permit under this chapter does not exempt the permittee from procuring and complying with other required permits or approvals. Whenever this chapter conflicts with other laws, ordinances or rules, the more restrictive shall apply.

B. Critical Areas. The approval authority shall restrict activities and/or impose conditions as warranted, to protect critical areas and their associated buffers, water quality, property or public safety.

C. Alternative Compliance. All tree removal permit activities regulated by this chapter shall be performed in compliance with the applicable standards contained in this chapter, unless the applicant demonstrates that alternate measures or procedures will be equal or superior to the provisions of this chapter in accomplishing the purposes of this chapter.

D. For all development projects, the following standards and provisions shall apply.

1. Timing of tree removal. Tree removal proposals will be reviewed and a decision issued concurrently with other development permits, as applicable.

2. When determining where to establish a required Soil and Vegetation Protection Area or retain trees when a Soil and Vegetation Protection Area (SVPA) is not required, locations with healthy soils, native understory vegetation, and mature trees in good condition shall have priority over development when there are feasible and prudent location alternatives on site for proposed building structures or other site improvements. This may require site redesign including, but not limited to: redesign of streets, sidewalks, stormwater facilities, utilities; changing the shape and size of the parking lot; reducing or limiting proposed site grading; and changing the locations of buildings or building lots.

3. If existing trees and vegetation meet the requirements for the required landscaping, they shall have priority over and may substitute for the required landscaping pursuant to the guidelines established in Chapter 18.36 Landscaping and Screening.

4. For all ~~residential subdivisions~~divisions of land, except unit lot subdivisions: ~~of five (5) units or more,~~

   ~~a~~At least 75 percent of the required minimum tree density shall be located within a separate deeded Soil and Vegetation Protection Area(s) held in common ownership by the homeowner's association, or comparable entity.

   SVPAs may also meet requirements for stormwater management, landscape buffering and screening when planting requirements and plant selection are

appropriate for the site conditions and are demonstrated to be able to achieve the intended purpose of the applicable requirements.

5. For residential ~~multi-family~~ developments:

   a. In zoning districts with a maximum density of 12 units per acre or less, ~~of five (5) units or more~~ a minimum of 50% of the required minimum tree density ~~shall~~ is encouraged to be met in a designated Soil and Vegetation Protection Area(s).

   b. In zoning districts with a maximum density of 13 units per acre or more, a minimum of 50% of the required minimum tree density shall be met in Soil and Vegetation Protection Area(s). Alternative layouts may be approved provided equal or better tree, soil, and vegetation protection can be achieved.

   c. ~~Soil and Vegetation Protection Areas~~SVPAs may also meet requirements for stormwater management, landscape buffering and screening when planting requirements and plant selection are appropriate for the site conditions and are demonstrated to be able to achieve the intended purpose of the applicable requirements.

6. Soil and Vegetation preservation priority. In designing a development project and in meeting the required minimum tree density, the applicant shall preserve ~~Soil and Vegetation Protection Areas~~SVPAs that include the following in order of priority. In all situations, trees to be preserved must be healthy, windfirm, and appropriate to the site at their mature size, as identified by a qualified professional forester.

   a. Landmark Trees.

   b. Specimen Trees.

   c. Critical Areas and Buffers. Trees located within critical areas, critical area buffers or adjacent to buffers. Those trees within critical area buffers may account for up to 50 percent of the required tree density; except within the Green Cove Basin those trees within critical areas and critical area buffers may account for up to 100 percent of the required tree density.

   d. Significant Wildlife Habitat. Trees located within or buffering Significant Wildlife Habitat.

   e. Healthy Soils and Native Vegetation. Native vegetation with associated healthy soils and understory.

   f. Other individual trees or groves of trees.

7. On sites where there are currently inadequate numbers of existing trees, where the trees are inappropriate for preservation, the soils are poor (unsuitable, disturbed, compacted etc.), or there are significant invasive species, as determined by the

Urban Forester, then replacement tree planting, soil amendment, and understory mitigation shall be required. In designing a development project and in meeting the required minimum tree density, the following areas shall undergo mitigation in the following order of priority:

a. Critical Area Buffers, Significant Wildlife Habitat. Within or adjacent to Critical Areas and Significant Wildlife habitat areas.

b. Soil and Vegetation Protection Areas. Within designated Soil and Vegetation Protection Areas'; may also include stormwater facility areas and areas of required landscaping.

c. Stormwater retention/detention ponds. Adjacent to stormwater retention/detention ponds.

d. Landscaping. For residential subdivisions this may include entrance landscaping, traffic islands, separate deeded tree tracts, and other common areas.

e. Individual residential building lots.

E. Mitigation. Within Soil and Vegetation Protection Areas where there are poor soils (unsuitable, disturbed, compacted, etc.), no native species, no understory vegetation, and invasive species, as determined by the Urban Forester, mitigation shall be required. Mitigation shall include the following activities:

a. Remediation of compacted soils. Applicable only to areas without existing native soils, ground cover vegetation, or trees and their associated critical root zones.

b. Removal of invasive species.

c. Understory vegetation. Planting of native understory vegetation, or well-adapted drought-tolerant vegetation, appropriate to site conditions.

d. Restoration of existing trees through removal and replacement or restorative pruning. Including removal of hazard trees.

e. Planting of trees. At least 60% of the resulting SVPA tree distribution shall be evergreen trees.

F. Mitigation Plan. When conditions warrant it, or as determined by the Urban Forester, a mitigation plan shall be submitted and approved as an element of the Soil and Vegetation Plan pursuant to standards in the Urban Forestry Manual.

G. For residential subdivisions, trees may be removed from individual building lots concurrent with the clearing of the proposed rights-of-way(s), and other frontage improvements, with the following provisions:

1. The Urban Forester has determined that the existing trees, on the proposed individual lots, are inappropriate for retention due to tree condition, soils, topographic constraints, proposed small lot size, and/or the size of the trees at maturity.

2. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, shrubs, ground cover and stumps shall be maintained on the individual lots, where feasible. Where infeasible appropriate erosion control practices shall be implemented pursuant to the Drainage Design and Erosion Control Manual for Olympia.

H. Developed commercial, industrial, multifamily (~~five (5)~~seven (7) units or more) properties, nuisance tree removal. Proposals to remove a tree or trees on these properties shall comply with the following standards.

The tree must meet the following criteria:

a. Tree is causing obvious, physical damage to private or public property, including but not limited to: sidewalk, curb, road, parking lot, building foundation, roof, stormwater infiltration or treatment system; or

b. Tree has been damaged by past maintenance practices, that cannot be corrected with proper arboricultural practices;

2. The problems associated with the tree must be such that they cannot be corrected by any other reasonable practice. Including but not limited to the following:

a. Pruning of the crown or roots of the tree and/or, structural changes to a building, parking lot, sidewalk or other site modifications to alleviate the problem.

b. Pruning, bracing, cabling, to reconstruct a healthy crown.

I. Undeveloped Properties, Conversion Option Harvest. For properties proposing a conversion option harvest, the following standards shall apply:

1. Trees to remain should be dominant or co-dominant in the stand, healthy, and windfirm.

2. Trees to remain should be located on the site in areas that would most likely facilitate their preservation through the build-out of the site.

3. Up to 30% of the number or volume of trees, by species, can be removed every 10 years.

4. No removal of trees from critical areas or buffers.

5. No removal of Landmark trees.

6. No removal of trees that would cause trees on adjacent properties to become hazardous.

7. Logging operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, shrubs, ground cover and stumps shall be retained where feasible. Where infeasible appropriate erosion control practices shall be implemented pursuant to the Drainage Design and Erosion Control Manual for Olympia.

8. Slash Abatement practices shall be implemented pursuant to Olympia Fire Department Standards.

J. Street trees. Street trees shall be included on the soil and vegetation protection site map and in the Soil and Vegetation Protection Report. It should be drawn to scale on the site plan and should include the following information:

1. Location, size, and species of trees to be planted;

2. Description and detail showing site preparation, installation and maintenance measures;

3. Timeline for site preparation, installation and maintenance of street trees;

4. Cost estimate for the purchase, installation and maintenance for a minimum of three years of street trees;

5. The description and location of any underground or overhead utilities within the rights-of-way or near proposed street trees;

6. Additional information. The City's Urban Forester may require any additional information deemed necessary to ensure compliance with the provisions of this chapter;

7. Information waiver. The City's Urban Forester may waive the requirements for a scaled drawing and other submission data if they find that the information presented is sufficient to determine the project's compliance with the provisions of this Chapter;

8. Design guidelines: See OMC Chapters 18.100 through 18.180.

16.60.080 Tree density requirement

A. Minimum Tree Density Requirement Established.

A minimum tree density of 30 tree units per acre is required on the buildable area of each lot or development site (may include multiple lots), except within the Green Cove Basin (see OMC 16.60.080(5) and in critical areas, see OMC 18.32. For unit lot subdivisions, tree density applies to the parent lot, not each individual unit lot.

The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 16.60.070.

For the purpose of calculating required minimum tree density in areas outside of Green Cove, critical areas, critical area buffers, city rights-of-way, and areas to be dedicated as city rights-of-way are excluded from the buildable area of the site. For areas within Green Cove, only city rights-of-way and areas dedicated as rights-of-way are excluded from the buildable area of the site.

B. Tree Density Calculation. Specific Tree Density calculations and replacement tree standards are delineated in the City of Olympia's Urban Forestry Manual. Table 16.60.080 A shows the required minimum tree density and replacement tree requirements for various activities.

1. Developing properties are required to meet a minimum tree density of 30 tree units per acre.

2. Developed Commercial/Industrial/Multifamily (~~5~~ 7 units or more) properties, proposing an addition or other site disturbance are required to replace a minimum tree density of one tree unit for every 500 sq. ft. of site area to be disturbed and 3 tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the entire site. For the purpose of determining required replacement trees, site area disturbed shall include: installation or expansion of a building or other structure; drilling; and site alterations such as those due to land surface mining, dredging, grading, construction of earthen berms, paving, improvements for use as parking or storage, excavation or clearing.

3. Developed Commercial/Industrial/Multifamily (~~5~~ 7 units or more) properties, proposing tree removal are required to replace 3 tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the site.

4. Undeveloped property proposing a conversion option harvest are required to meet a minimum tree density of 200 tree units per acre.

5. Green Cove Basin. Within the Green Cove Basin and all Residential Low Impact (RLI) zoning districts of the City a minimum tree density of 220 tree units per acre shall be provided.

C. Replacement Tree Location. The applicant's proposed location of transplanted or replacement trees shall be subject to city approval as part of the Soil and Vegetation Plan. Replacement trees should be planted according to the following priority:

1. On-Site.

2. Off-site. When room is unavailable for planting the required trees on-site, then they may be planted at another approved location in the city.

3. City Tree Account. When on-site and off-site locations are unavailable, then the applicant shall pay an amount of money approximating the current market value of the replacement trees into the City's Tree Account.

D. Replacement Tree Standards. Replacement trees shall meet the quality and size, and be planted pursuant to standards delineated in the Urban Forestry Manual.

E. Replacement Tree Selection and Distribution. Replacement trees shall be native species or well-adapted drought-tolerant vegetation, and at least 60% conifer trees, unless determined by the Urban Forester as not appropriate for site conditions. A conifer produces cones with naked seeds, typically perennial leaves. The leaves are always simple, either narrow, linear, or needle-like leaves, or very small and scale-like.

16.60.080A TABLE: Required minimum tree density and replacement tree requirements per activity

TABLE 16.60.080A

Proposed Activity	Tree Replacement Requirements	Required Minimum Tree Density for the Parcel
New Development	30 tree units per acre	30 tree units per acre
Developing ~~Single-family~~commercial, industrial, mixed use or residential ~~(multifamily up to 4 units)~~projects (see OMC 16.60.070.D)	30 tree units per acre	30 tree units per acre
Developed Properties	30 tree units per acre	30 tree units per acre
Developed Commercial/Industrial/ Multifamily (~~more than 4~~7 units or more) proposing an addition or other site disturbance	1 tree unit for every 500 sq. ft. disturbed and 3 tree units for every one tree unit proposed for removal	30 tree units per acre
Developed Commercial/Industrial/ Residential ~~Multifamily (more than 4 units)~~ proposing tree removal	3 tree unit for every 1 tree unit proposed for removal	30 tree units per acre
Conversion Option Harvest	Site must remain at a minimum tree density of 200 tree units per acre.	200 tree units per acre
Green Cove Basin or RLI Zoning District		
New Developments in Green Cove Basin or RLI land use zone, or both	220 tree units per acre	220 tree units per acre

TITLE 17 – SUBDIVISIONS

OMC 17.33 – Unit Lot Subdivisions

17.33.010 Unit Lot Subdivisions.

A. Purpose.

The purpose of this section is to allow subdivision of certain housing types listed as allowed uses in OMC 18.04 where subdivision is not otherwise possible due to conflicts between characteristics of the development type and applicable dimensional standards of the zoning district. In such cases, the unit lot subdivision process provides opportunities for fee simple ownership of land as an alternative to condominium ownership. Unit lot subdivision applies the dimensional standards in OMC 18.04 to the overall site, the "parent lot," while allowing flexibility in the dimensional standards for the subordinate "unit lots" (see OMC 18.02.180 definitions of "lot, parent" and "lot, unit").

B. Applicability.

1. Only sites located in residential zoning districts may be subdivided into individual unit lots pursuant to this section. Residential types with stacked dwelling units are not eligible for unit lot subdivision within the structure. Stacked units can be in unit lots as long as each unit is wholly within the unit lot. For example, two stacked units can be included on the same unit lot, as long as both units are completely within the unit lot.

2. For previously developed lots, unit lot subdivision may be used to provide fee-simple ownership, provided that all buildings or structures are legally established, and provided the subdivision does not increase nonconformity to any City ordinance, or state or federal law. Inconsistency of existing development with the provisions of this section shall not constitute justification for a variance under OMC 18.66.

C. Deviation from Dimensional Standards.

a. The overall development on the parent lot proposed for subdivision shall maintain consistency with the development standards applicable to the zoning district and the land use type at the time the application is vested, as specified by the applicable code provisions and this section. Subsequent additions or modification to the structure(s) shall not create any nonconformity of the parent lot. Deviation from setback, lot width, and lot area standards in OMC 18.04 may be approved for individual unit lots through a unit lot subdivision, subject to any limitations in this section. Structures on unit lots and structures divided by unit lots that conform to a recorded unit lot subdivision shall not be considered nonconforming under OMC 18.37.

b. A zero lot line short subdivision is allowed where the number of lots created is equal to the unit density allowed for the site.

D. Manufactured or Mobile Home Parks. Manufactured or Mobile home parks shall be eligible for unit lot subdivision where consistent with the criteria and standards in OMC 18.04 and OMC 18.180.

F. Approval Process. Unit lot subdivisions of nine or fewer lots shall be processed in the same manner as plats, pursuant to OMC 17.32 and OMC 18.70, based upon the number of lots proposed. The application and approval process includes preliminary and final division.

G. Approval Criteria. The proposal shall be subject to the following:

1. The existing units have met the unit provisions in place at the time of development. There is no requirement to review density at the time of application for a Unit Lot Subdivision.

2. Each unit lot shall have access and service as required by utility providers.

3. Each unit lot shall have perpetual access to any shared amenity space required per the applicable development standards for the underlying zoning district for the development type.

4. All units shall have pedestrian access to an adjacent right-of-way, with a minimum access easement as required per the applicable pedestrian access standards of OMC 18.04.080(L).

5. Parking shall be calculated and designed for each unit lot in compliance with OMC 18.38.100, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat, or other recorded agreement.

~~1.~~6. Access and utility easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities, underground utilities; common open space (such as common courtyard open space); pedestrian facilities; exterior building facades and roofs; and other similar features, and shall be recorded with the Thurston County Auditor on the face of the plat or in a separate document at the time the plat is recorded.

a. A homeowner's association, meeting the standards of regulating utilities, may be required when utilizing shared facilities.

b. Separate tracts for common areas, access, and utilities may be required in lieu of multiple easements.

7. Subdivision of zero-lot-line developments shall provide a building maintenance easement on adjacent lots for external walls, eaves, chimneys, and other architectural features that rest directly on or within five feet of the lot line. The maintenance easement shall be shown on the face of the plat.

8. The final plat map shall contain all required elements for final plat in OMC 17.24. In addition, the plat shall include the following:

    a. The areas and locations of all public and private streets and ways, parent and unit lot lines, utilities, public and private street improvements, open spaces, and other items specified by OMC 17.40;

    b. The site development, driveways, parking layout, landscaping, lighting, signs, building perimeters and elevations; and

    c. The use and type of proposed buildings.

9. The final plat shall note:

    a. All conditions of approval;

    b. Unit lots may not be further subdivided.

    c. Unit lots are not separate buildable lots independent of the parent lot; and

    d. Replacement or remodeling of structure(s) or improvements (e.g. patios) on the unit lots, when within the footprint of development in place at the time of unit lot subdivision approval, is allowed, and

    e. Tree removal or additional development on the individual unit lots, shall comply with conditions of approval and may be limited as a result of the application of development standards to the parent lot or other applicable regulations. Such applications shall be reviewed in consideration of the parent lot and its ability to continue to satisfy development standards.