



Residential Development Standards

City of Olympia | Capital of Washington State

COMMUNITY PLANNING & DEVELOPMENT | 601 4th Avenue E Olympia WA 98501 | 360 753 8314

TABLE 4.01 PERMITTED AND CONDITIONAL USES

AND

TABLE 4.04 DEVELOPMENT STANDARDS

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01
PERMITTED AND CONDITIONAL USES

| DISTRICT | R1/5 | R-4 | R-4CB | RL1 | R 4-8 | R 6-12 (FF) | MR 7-13 (N,Q) | MR 10-18 (N,Q) | RM 18 (N) | RM 24 (N) | RMH (N) | RMU (N,BB) | MHP | UR (N) | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|-------------------|--------------------|--------------------|------------------|------------------|------------------|---------------------|-----|------------------|--------------------------------|
| District-Wide Regulations | | | | | | 18.04.060 (FF) | 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) |
| Co-Housing | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(F) 18.04.060(FF) |
| Cottage Housing | | | | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(H) 18.04.060(FF) |
| 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) 18.04.060(FF) |
| Single-family Residences | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(FF) 18.04.060(FF) |
| Townhouses | P | P | | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(FF) 18.64 |
| 2. MULTIFAMILY HOUSING | | | | | | | | | | | | | | | |
| Apartments | | | | P | | | P | P | P | | P | P | | P | 18.04.060(N) 18.04.060(FF) |
| Boarding Homes | | | | P | | | | P | P | | | | | | |
| Dormitories | P | | | P | | | | P | P | | P | P | | P | |
| Duplexes - Existing | 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 | 18.04.060(FF) |
| Triplexes & Fourplexes | | | | P | | 18.04.060 (FF) | | | P | | | | | | |
| Fraternities, Sororities | P | | | P | | | | P | P | | | | | | |
| Group Homes with 6 or Fewer Clients and Confidential Shelters | 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 | 18.04.060(K) |

TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)

| DISTRICT | R1/5 | R-4 | R-4CB | RL1 | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|----|-------------------------------|
| 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) |
| Retirement Homes | | | | P | | | P | P | P | P | P | C | | 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, and Bed & Breakfast Houses) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(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) |
| Offices | | | | | | | | | | | | P | | P | 18.04.060(AA)(2) |
| Personal Services | | | | | | | | | | | | P | | | |
| Pharmacies | | | | | | | | | | | | P | | | |
| Restaurants, without Drive-In and Drive-Through | | | | | | | | | | | | P | | | |
| Service 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 (Continued)

| DISTRICT | R/U | R-4 | R-4CB | RL1 | 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/Runnagge 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) |
| 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 | | | 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 | P | P | P | 18.04.060(EE) |
| Model Homes | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(EE) |
| 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 | P | 18.04.060(EE) |
| Wireless Communication Facility | P | P | | P | P | P | P | P | P | P | P | P | P | P | 18.44.060 |

**TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)**

| DISTRICT | R1/5 | R-4 | R-4CB | R1I | R-4-8 | R-6-12 | MR-7-13 | MR-10-18 | RM-18 | RM-24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|-----|------------------------|
| 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 | 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) |
| Fraternal Organizations | | | | | | | | | | | P | P | | | |
| 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(DD) |
| 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) |

LEGEND

- P = Permitted Use
 - C = Conditional Use
 - R-4 = Residential - 4
 - R-4-8 = Residential 4-8
 - R-6-12 = Residential 6-12
 - 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 = Mixed Residential Low Impact
 - UR = Urban Residential
- (Ord. 6759 §2, 2011; Ord. 6594 §5, 2008; Ord. 6592 §2, 2008; Ord. 6517 §8, 2007; Ord. 6404 §2, 2006).

18.04.080 TABLES: Residential Development Standards

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

| DISTRICT | R1/5 | R4 | R-4CB | RL1 | 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 | 30 | 24 | 30 | --- | --- | 12 | --- | 18.04.080(A) |
| MAXIMUM AVERAGE HOUSING DENSITY (in units per acre) | --- | 4 | 4 | 4 | 8 | 12 | 13 | 18 | 18 | 24 | --- | --- | 12 | --- | 18.04.080(A)(2) |
| MINIMUM AVERAGE HOUSING DENSITY (in units per acre) | --- | --- | --- | 2 | 4 | 6 | 7 | 10 | 8 Manufactured Housing Parks = 5 | 18 Manufactured Housing Parks = 5 | --- | --- | 5 | --- | 18.04.080(B) |

18-79

(Revised 2/13)

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)**

| DISTRICT | R1/5 | R4 | R-4CB | RL1 | R-4-8 | R-6-12 | MR-7-13 | MR-10-18 | RM-18 | RM-24 | RMH | RMU | MHP | UR | ADDITIONAL REGULATIONS |
|----------------------|--|-------------------------------------|---|---|---|---|---|---|---|--------------------------------|--------------------------------|---|--|------------------------------------|--|
| MINIMUM LOT SIZE | 4 acres for residential use; 5 acres for non-residential use | 2,000 SF minimum 3,000 SF average = | One acre: reduced to 12,000 SF if associated with a drainage tract of at least 65% other | 2,000 SF minimum 3,000 SF average = | 2,500 SF = 4,000 SF = zero lot | 2,000 SF = 3,500 SF = zero lot | 1,600 SF = 3,000 SF = zero lot | 1,600 SF = 3,000 SF = zero lot | 1,600 SF = 3,000 SF = zero lot | 1,600 SF = 3,000 SF = zero lot | 1,600 SF = 2,000 SF = zero lot | 1,600 SF = 2,000 SF = zero lot | 2,000 SF = 3,500 SF = zero lot | 1,600 SF = 2,000 SF = zero lot | 18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) |
| MINIMUM LOT WIDTH | 30' except: 16' = town-house | 50' except: 18' = town-house | 100' | 30' except: 16' = town-house; 60' = duplex | 50' except: 35' = cottage 40' = zero lot | 50' except: 30' = cottage 40' = zero lot | 50' except: 30' = cottage 40' = zero lot | 50' except: 30' = cottage 40' = zero lot | 30' = mobile home park | 30' = mobile home park | --- | --- | 50' except: 30' = cottage 40' = zero lot | --- | 18.04.80(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks) |
| FRONT YARD SET-BACKS | 20' except: 5' for agricultural buildings with farm animals | 20' | 20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 15' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals | 10' | 5' | 5' except: 10' for structures 35' or taller | 20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals | 0-10' except: 10' on Capitol Block | 18.04.080(H) 18.04.080(I) |

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)**

| DISTRICT | R1/S | R4 | R-4CB | RL1 | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM-18 | RM-24 | RMH | RMU | MHP | UR | ADDITIONAL REGULATIONS |
|----------------------------|---|-----|-------|--|--|--|--|---|----------------------------------|---|---|-----|---|--|--|
| MAXIMUM FRONT YARD SETBACK | | | | | | | | | | | | | 25' | | 18.04.080(H) |
| MINIMUM REAR YARD SETBACKS | 10' except: 5' for agricultural buildings with farm animals | 25' | 50' | 10' except: 5' for agricultural buildings with farm animals. | 20' except: 5' for agricultural buildings with farm animals; 10' for cottages, wedgeshaped lots, and zero lots | 20' except: 15' for multifamily; 10' for cottages, wedgeshaped lots, and zero lots | 15' except: 10' for cottages, wedge-shaped lots, and zero lots | 15' for cottages, wedge-shaped lots, and zero lots; 20' with alley access | 10' except: 15' for multi-family | 10' except: 20' next to an R 4-8 or R-12 district | 5' except: 20' for structures 35' or higher | 5' | 20' except: 5' for agricultural buildings with farm animals; 10' for cottages and zero lots | 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 (Continued)**

| DISTRICT | R1/5 | R4 | R-4CB | RL1 | R-4-8 | R-6-12 | MR 7-13 | MR 10-18 | RM-18 | RM-24 | RMH | RMU | MHP | UR | ADDITIONAL REGULATIONS |
|-----------------------------|--|--|---|---|---|---|---|---|---|---|--|-------------------|---|--|------------------------|
| MINIMUM SIDE YARD SET-BACKS | 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' | 10' minimum each side, and minimum for both side yards. | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 5' except: 10' along flanking streets; except garages shall meet minimum Front Yard Setbacks 6' | 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; 3' for agricultural buildings with farm animals | No minimum 10' on Capitol House Block | 18.04.080(H) |
| MAXIMUM BUILDING HEIGHT | 35' | 35', except: 16' for accessory buildings | 40', except: 16' for accessory buildings | 40', except: 16' for accessory buildings | 35', except: 16' for accessory buildings; 25' for cottages 35' on sites 1 acre or more, if setbacks equal or exceed building height | 35', except: 16' for accessory buildings; 25' for cottages | 45', except: 16' for accessory buildings | 45', except: 25' for cottages | 45', except: 16' for accessory buildings | 45', except: 16' for accessory buildings | 35', except: 16' for accessory buildings; 25' for cottages | See 18.04.080 (1) | 2 stories or 35' whichever is less, Figure 4-5A & 18.04.080 (3) | 42' or as shown on Figure 4-5A & 18.04.080 | 18.04.080(I) |

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

| DISTRICT | R/5 | R4 | R-4CB | RL1 | R48 | R-6-12 | MR 7-13 | MR 10-18 | RM-18 | RM-24 | RMH | RMU | MHP | UR | ADDITIONAL REGULATIONS |
|--------------------------------------|--|-------------------------|---|---|-----------------------------|--|-----------|-----------|-----------|-----------|-----------|-----------|--|---|------------------------|
| MAXI-MUM BUILDING COVERAGE | 45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more | 35% town-houses | 60% = increased to 18% if associated with drainage tract of | Refer to Maximum Impervious Sur-face Coverage below | 45% = 25 acre or less = .26 | 55% = 25 acre or less = .26 | 45% | 50% | 50% | 55% | 85% | 85% | 45% = 25 acres or less = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more | 85% except for stoops, porches or balconies | |
| MAXI-MUM ABOVE-GRADE STORIES | | 2 stories | 3 stories | 3 stories | 2 stories | 2 stories, 3 stories = triplex, fourplex | 4 stories | 4 stories | 3 stories | 3 stories | 5 stories | 5 stories | | 5 stories | |
| MAXI-MUM IMPERVIOUS SURFACE COVERAGE | 45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more | 45% = 70% = Town-houses | 60% = increased to 18% if associated with drainage tract of | 2,500 SF | 55% = 25 acre or less = .26 | 65% = 25 acre or less = .26 | 70% | 70% | 70% | 75% | 85% | 85% | 65% = 25 acre or less = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = town-houses | 85% except for stoops, porches or balconies | |

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

| DISTRICT | R/5 | R4 | R4CB | RL1 | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM-18 | RM-24 | RMH | RMU | MHP | UR | ADDITIONAL REGULATIONS |
|--------------------|-------------------------|----|---------------------------------------|-----|---------------------------------------|---------------------------------------|---|--|-------|-----------------------------------|-----------------------------------|-----|---------------------------------------|--|------------------------|
| MINIMUM OPEN SPACE | 220 tree units per acre | | 65% drainage dispersal area required; | | 450 SF/unit for cottage develop-ments | 450 SF/unit for cottage develop-ments | 30% for multi-family for cottage developments | 30% for multi-family for cottage develop-ments | 30% | 500 SF/space for mobile home park | 25% SF/space for mobile home park | 15% | 15% | 15% may include porches or balcony areas | 18.04.080(J) |
| | | | tract or critical areas buffer. | | | | | | | | | | 450 SF/unit for cottage develop-ments | | |

LEGEND

SF = Square Feet
 RL1 = Residential Low Impact
 R-4 = Residential - 4
 MR 7-13 = Mixed Residential 7-13
 MR 7-13 = Mixed Residential 7-13
 (Ord. 6842 §5, 2013; Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).

Zero Lot = A Lot with Only One Side Yard
 R 4-8 = Residential 4-8
 MR 10-18 = Mixed Residential 10-18
 RMH = Residential Multifamily High Rise
 UR - Urban Residential

--- = No Regulation
 R 6-12 = Residential 6-12
 RM 18 = Residential Multifamily - 18
 RMU = Residential Mixed Use

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.

- 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.
- Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one (1) dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen