



## **OPC Information Requests**

**December 3, 2012\***

Topic 1: Decatur Connection Analysis

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Topic 2: 'Tiny Houses'


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\*Staff is continuing to work on finishing additional information requests which will be presented at upcoming OPC meetings.



**MEMORANDUM**

**TO:** Olympia Planning Commission

**FROM:** Sophie Stimson, Senior Planner  
Public Works Transportation 

**DATE:** November 26, 2012

**SUBJECT:** Background and Status of Street Connections at Decatur Street and 16<sup>th</sup> Avenue

This memo is in response to the Olympia Planning Commission's (OPC) questions related to Decatur Street and 16<sup>th</sup> Avenue. The following information provides the history of decisions related to, and the status of, these street connections.

Street connectivity is emphasized in the current *Olympia Comprehensive Plan* (Comp Plan). In 2009, City Council accepted the *Olympia Transportation Mobility Strategy* report and connectivity emerged as a major policy area. Street connectivity policy helps to achieve many transportation objectives: access, safety, efficiency, and mode choice.

The July draft of the Comp Plan continues to emphasize the value of street connections and the development of a more connected grid. While reworded, the proposed updated policies are consistent with the current plan.

**Status of Decatur Street and 16<sup>th</sup> Avenue Connections**

The status of the proposed street connections at Decatur Street and 16<sup>th</sup> Avenue is captured in ordinance 6389 adopted by City Council in 2006 and reads as follows:

*"Any decision on whether to connect Decatur Street to Caton Way (south of the existing end of Decatur Street) and open 16<sup>th</sup> Avenue (west of Fern Street) as through vehicular connections will not be made until the Westside Access and Traffic Circulation Study is complete."*

This direction resulting from the 2006 ordinance is referenced in the current comp plan, and is referenced in the same manner in the July draft of the updated comp plan.

**West Olympia Access Study (formerly "Westside Access and Traffic Circulation Study")**

The West Olympia Access Study (WOAS) examines transportation access and circulation needs on the Westside, including highway access and multimodal improvements to the local street system. Phase I of the WOAS, related to access to US 101, was complete in 2010; Phase II

related to the local street system is not yet complete. City Council approved funding for Phase II, with work anticipated to begin in 2013.

### **Background to the Decatur Street and 16<sup>th</sup> Avenue Connections**

- 1990s 4<sup>th</sup>/5<sup>th</sup> Avenue Corridor Planning: In the early 1990's, the City developed a vision for the 4<sup>th</sup> and 5<sup>th</sup> Avenue Corridor, as part of the need to replace the 4<sup>th</sup> Avenue Bridge. At the time of the discussions, the public voiced concern about the additional traffic in the southwest neighborhood that would result from bridge construction.
- 1990s Neighborhood Traffic Management Program: The City established a new program called the Neighborhood Traffic Management Program (NTMP). In response to the future construction of the 4<sup>th</sup> and 5<sup>th</sup> Avenue corridor, and in anticipation of new street connections in the Southwest neighborhood, a project was developed to build traffic calming devices on several Southwest neighborhood streets.
- 2000 16<sup>th</sup> Avenue Street Opening: New private development projects adjacent to 16<sup>th</sup> Avenue and Fern Street leads to connection of these streets.
- 2001 Earthquake: The Nisqually Earthquake damages and closes the 4<sup>th</sup> Avenue bridge and Deschutes Parkway. Traffic flow in the area is affected by the closures. The replacement of the 4<sup>th</sup> Avenue bridge project is accelerated.
- 2001 STP Grant Funds: The City receives Surface Transportation Program (STP) grant funds for the construction of the Decatur Street connection.
- 2001 16<sup>th</sup> Avenue closes: The connection from 16<sup>th</sup> Avenue to Fern Street is closed based on the August 28, 2001 City Council resolution M-1486. The resolution states that 16<sup>th</sup> Avenue/Fern Street will be reopened to motorized traffic concurrent with the opening of Decatur Street (anticipated in 2003) and Deschutes Parkway, conditioned on the review and determination of other connection alternatives in the area.
- December 11, 2001, City Council Study Session and December 18, 2001, Consent Calendar, Connecting Streets in South Westside Neighborhood: City Council holds a study session to debrief on the 16<sup>th</sup> Avenue experience, and to review opportunities for additional connections to improve traffic flow in the Southwest neighborhood.

Council decides to delay the Decatur Street connection and street improvements, and redirect STP funds to another project. The specifics on this decision include:

- Delay planned design and construction of the Decatur Street connection and street improvements until 2004 or after completion of the Gateway Corridor improvements and Deschutes Parkway reconstruction, whichever is later.

- Redirect the STP funding that is earmarked for the Decatur Street improvements to the 18<sup>th</sup> Avenue/Elizabeth Street/14<sup>th</sup> Avenue from Hoffman Road to the Lacey City Limits.
  - Incorporate the Decatur Street connection portion of the project into the Transportation Impact Fee rate schedule in 2002.
  - Proceed with defining the project scope (including incorporating the Fern Street/16<sup>th</sup> Avenue Connection) for the Decatur Street corridor improvements in the 2002-2003 timeframe. The Decatur Street corridor study will include a review of potential impacts of the new connections to the South Westside Neighborhood.
  - Develop a work plan that responds to the policy level questions posed in the staff report, and bring it to the City Council for consideration.
- March 16, 2004, City Council meeting, *Scoping and Public Involvement for the Decatur and Fern Street/16th Avenue Connections*: The City Council decides to refer the issues of a non-vehicle Decatur Street connection and a Westside study to the Land Use and Environment Committee (LUEC). At this March Council meeting, there was extensive discussion, including information on traffic flow changes, as a result of opening of the streets.

The regional traffic model describes anticipated traffic volume changes if Decatur Street and 16<sup>th</sup> Avenue were open to motor vehicles:

- Decatur Street would see 2,800 vehicles per day with traffic calming
- Fern Street would see 1,900 vehicles per day with traffic calming
- A total of 4,700 vehicles per day would use these new connections

Nearby intersections would see these changes:

- 9th Avenue and Black Lake Boulevard would be reduced by 1,400 vehicles per day. (Note that when 16th Avenue was open for a period in 2001, 9th Avenue at Black Lake was reduced by 1,600 vehicles per day.)
  - 4th Avenue at the top of the bridge would see traffic volumes reduced by 2,000 vehicles per day.
  - Black Lake and Cooper Point would see traffic volumes reduced by 2,500 vehicles per day.
- November 9, 2004, City Council meeting, *Decatur Street and Fern Street/16th Avenue Street Connections*: The Council supports the LUEC's October 18, 2004 recommendation. Council decides to retain the Decatur Street and 16th Avenue street connection in the Comp Plan and Regional Transportation Plan. Other decisions are to construct a bicycle and pedestrian access at Decatur Street and develop the 16th Avenue street connection to allow for emergency vehicle access. More specifically, the Council decides:

- Retain the Decatur Street and 16<sup>th</sup> Avenue openings as vehicle traffic connections in the Comp Plan and Regional Transportation Plan pending completion of the Westside Access and Traffic Circulation Study and future Council decision. Add text to reflect that any decision on whether to open Decatur Street and 16<sup>th</sup> Avenue as vehicular connections will not be made until the Westside Access and Traffic Circulation Study is complete.
  - Revise Decatur Street Capital Facilities Plan project for a bicycle and pedestrian trail access connection only. Revise the 16<sup>th</sup> Avenue connection to add only emergency vehicle access.
  - Continue work with the Washington State Department of Transportation to develop timeframe for the Westside Access and Traffic Circulation Study.
- December 26, 2005, City Council approval of Ordinance related to Comp Plan Amendments: Council's 2004 decision leads to Council's formal decision captured in ordinance 6389 which adopts several Comp Plan amendments. Final approval of the ordinance is January 24, 2006. The comp plan is amended to include this text:

*"Any decision on whether to connect Decatur Street to Caton Way (south of the existing end of Decatur Street) and open 16<sup>th</sup> Avenue (west of Fern Street) as through vehicular connections will not be made until the Westside Access and Traffic Circulation Study is complete."*
  - 2009 Transportation Mobility Strategy: City Council accepts the *Olympia Transportation Mobility Strategy* report and street connectivity is a major policy emphasis. A "Route Directness Index" tool is recommended to measure relative connectivity in areas of the city.
  - May 2010 WOAS Phase I: West Olympia Access Study Phase I complete. The City and WSDOT agree to ramp changes to improve access to US 101.
  - November 2010 Scope for WOAS Phase II: West Olympia Access Study Phase II Scope of Work is reviewed and supported by Council's Finance Committee and LUEC. This scope will address local street issues, including network connectivity. Funding for this work is secured. The decision to delay Phase II is based on: 1) avoiding any confusion that may result from conducting two public involvement processes (Phase II and the Comp Plan Update) at the same time; and, 2) the limited availability of staff during the comp plan update process. Phase II is anticipated to begin in 2013
  - 2010-2012 Comp Plan Update Process: The Comp Plan update process is underway and street connectivity continues to be a policy focus. There is no change proposed to the status of the Decatur Street and 16<sup>th</sup> Avenue street connections in the July draft; these street connections are mentioned in the same manner as in the current comp plan.

Olympia Planning Commission  
November 26, 2012  
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A packet of the staff reports and minutes from the City Council meetings referenced here can be emailed to OPC members upon request.

If you have any questions, please feel free to contact me via email at [sstimson@ci.olympia.wa.us](mailto:sstimson@ci.olympia.wa.us) or by telephone at (360) 753-8497.

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## Topic 3: 'Tiny Houses'

(Request submitted October 20)

Commissioner Parker posed the following question in an email, and staff agreed to include it with the Commission's information requests:

*I realize that the details of zoning and implementation are down the road. However, it may be appropriate to put something in the Comp Plan expressing support for smaller houses in a land use that reflects the smaller size. To know if this is appropriate, we need to know if such houses could be permitted under the ADU provisions and/or the cottage housing provisions in the draft Comp Plan. (I envision a "cottage housing" development in which "tiny houses" might be configured around a commons, e.g. a garden.)*

### Legal Basis

The Growth Management Act (GMA) requires that the housing element of the comprehensive plan provides adequate land for housing of various types, and provisions to meet needs of all economic segments of the community, among other requirements. The Act also requires cities with populations over 20,000 to allow accessory dwelling units (ADU's) in single-family residential areas.

GMA also says the Plan must be consistent with Countywide Planning Policies (CWPP's). The current CWPP's do not specifically address 'tiny houses,' but do guide jurisdictions to explore ways to reduce the cost of housing and encourage a range of housing types and costs. One way this has traditionally been done is to provide for small cottages, townhomes or multi-family dwellings, which tend to cost less than traditional single-family dwellings.

The allowed minimum size for a housing unit is established by the Washington State Building Code. In general, all dwelling units must contain at least 120 sq. ft. of habitable space (space in a building for living, sleeping, eating or cooking) and a bathroom and a toilet facility space of at least 90 sq. ft.

### July Draft

Some of the goals and policies in the July Draft that support variety of housing or small dwelling units include:

**GL13: The range of housing types and densities are consistent with the community's changing population needs and preferences.**

PL13.1 Support increasing housing densities through well-designed, efficient and cost-effective use of buildable land, consistent with environmental constraints and affordability. Use both incentives and regulations such as minimum and maximum density limits to achieve such efficient use.

PL13.2 Adopt zoning that allows a wide variety of compatible housing types and densities.

PL13.3 Encourage 'clustering' of housing to preserve and protect environmentally sensitive areas.

PL13.5 Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.

PL13.6 Promote home ownership, including by allowing manufactured homes on individual lots, promoting preservation of manufactured home parks and allowing such parks in multi-family and commercial areas, all subject to design standards ensuring compatibility with surrounding housing and land uses.

PL13.7 Allow single-family housing on small lots, but prohibit reduced setbacks abutting conventional lots.

PL13.9 In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home—all subject to siting, design and parking requirements that ensure neighborhood character is maintained. *NOTE: Proposed policy is a substantive change - provisions for small cottages and townhouses expanded from 'higher density' to all residential areas.*

### **Cottage Housing**

Currently, the City Municipal Code allows for a range of housing types that are permitted by zone (see definitions and use table attached.) Cottage housing is defined as, "four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area." Cottage housing is permitted in all residential zones with the exception of Residential 1 Unit per 5 Acres (R 1/5), Residential 4 Units per Acre (R4) and R4 – Chambers Basin.

Smaller minimum lot sizes and widths are typically allowed (see table attached.) The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard. Single story dwellings in cottage developments shall not exceed eight hundred (800) square feet in size. Two (2) story structures shall not exceed one thousand two hundred (1200) square feet in size.

### **Accessory Dwelling Units**

In all residential zones, one ADU is allowed per residential lot in conjunction with any detached single-family structure. To qualify as an ADU, the property owner must reside in the primary residence. The ADU shall have a gross floor area of no more than eight hundred (800) square feet, as well as a ratio of either 40% or 66% of the primary residence, depending on certain characteristics.



## Dwelling Unit Definitions from Olympia Municipal Code

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Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.

a. Dwelling, Conventional.

i. Accessory Dwelling 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.

ii. Apartment. A dwelling within a structure designed and used for occupancy by three or more individual persons or families living independently of each other. These structures include triplexes, fourplexes, and 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 shall 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. Co-Housing. Co-housing developments consist of two 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.

v. 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.

vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area.

vii. Duplex. One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

viii. 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.)

ix. Manufactured Home. A single-family residence constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development

## Dwelling Unit Definitions from Olympia Municipal Code

### Page 2

(HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

x. **Manufactured Home, Designated.** A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC 18.04.060.O.

xi. **Manufactured Home, New.** Any manufactured home required to be titled under Title [46](#) RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW [82.45.032\(2\)](#).

xii. **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.

xiii. **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.

xiv. **Single-Family Dwelling.** A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.

xv. **Single-Room Occupancy.** A housing type consisting of one room with cooking facilities and with shared bathroom facilities. (See also Boarding Home, Lodging House and Bed and Breakfast.)

xvi. **Townhouse.** 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](#).

#### 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 shall 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.

## Dwelling Unit Definitions from Olympia Municipal Code

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- ii. Hotel. Any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where no 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.]
  - 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.)
  - v. Trailer House. See Recreational Vehicle.
- c. Dwelling, Assisted Living.
- 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 shall 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 Section 18.04.100(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 for one to five adults (at least 18 years of age) who are not related to the caregiver. 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.)

## Dwelling Unit Definitions from Olympia Municipal Code

### Page 4

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 shall not include correctional facilities (except as authorized by Chapter [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.

(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 Chapter [237-56](#) 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.



# Residential Development Standards

City of Olympia | Capital of Washington State

COMMUNITY PLANNING & DEVELOPMENT 601 4<sup>TH</sup> 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	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 (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)	
<b>1. SINGLE-FAMILY HOUSING</b>															
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)
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF) 18.64
<b>2. MULTIFAMILY HOUSING</b>															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N) 18.04.060(FF)
Boarding Homes				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	18.04.060(FF)
Triplexes & Fourplexes			P			18.04.060 (FF)			P						
Fraternities, Sororities	P			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	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)

18-55

(Revised 2/12)

OLYMPIA MUNICIPAL CODE

18.04.040

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

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
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	
<b>3. COMMERCIAL</b>															
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			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(I)
Veterinary Clinics	P														

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

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
<b>4. ACCESSORY USES</b>															
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
<b>5. RECREATIONAL USES</b>															
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)
<b>6. AGRICULTURAL USES</b>															
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)
<b>7. TEMPORARY USES</b>															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(BE)
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(BE)
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(BE)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060





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)

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**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
MINI-MUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat.	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = zero lot 5,000 SF = other 6,000 SF = duplex 7,200 SF = multi-family	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF = minimum, 3,000 SF = average = townhouse 5,000 SF = other 5,000 SF = duplex 7,200 SF = multi-family	2,000 SF = cottage 3,500 SF = SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = duplex, triplex 9,600 SF = fourplex 5,000 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 4,500 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multi-family 4,000 SF = other	1,600 SF = cottage 3,000 = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multi-family 4,000 SF = other	1,600 SF = minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	1,600 SF = minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	1,600 SF = minimum, 2,000 SF average = townhouse 2,500 SF = other	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF = minimum 2,400 SF = mobile home park	1,600 SF = minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	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)
MINI-MUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex 80' = multi-family	50' except: 35' = cottage 45' = zero lot 18' = townhouse	50' except: 30' = cottage 40' = zero lot 16' = townhouse 80' = duplex, triplex, fourplex	50' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	50' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	50' except: 30' = cottage 40' = zero lot 16' = townhouse 80' = duplex 30' = mobile home park	---	18.04.80(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINI-MUM FRONT YARD SET-BACKS	20' except: 50' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	15' except: 10' with side or rear parking; 10' for flag lots; 50' 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; 50' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)

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**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 FRONT YARD SETBACK													25'		18.04.080(H)
MINIMUM REAR YARD SETBACKS	10' except: 50' for agricultural buildings with farm animals	25'	50'	10' except: 50' for agricultural buildings with farm animals.	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge-shaped lots, and zero lots	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge-shaped lots, and zero lots	20' except: 15' for multifamily; 10' for cottages, wedgedshaped lots, and zero lots	15' except: 10' for cottages, wedge-shaped lots, and zero lots; 20' with alley access	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structures 35' or higher	5'	20' except: 50' 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**

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
MINI-MUMSIDE YARD SET-BACKS	5' except: 10' along flanking streets; provided garages are set back 20'; 50' 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; 50' for agricultural building with farm animals.	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' for triplex, fourplex 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 50' 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 cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 16' for accessory buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	45', except: 25' for cottage; 16' for accessory buildings	45', except: 25' for cottage; 16' for accessory buildings	35', except: 16' for accessory buildings; 25' for cottage	42'	60'	See 18.04.080 (I)	2 stories or 35' whichever is less, for accessory buildings; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (3)	18.04.080(I)

**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 BUILDING COVER- ERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	35% 60% = town-houses	6%; increased to 18% if associated with drainage dis-persal tract of at least 65% in the same sub-division plat.	Refer to Maximum Impervi-ous Sur-face Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = town-houses	55% = .25 acre or less 40% = .26 acres or more 70% = town-houses	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	
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	
MAXI-MUM IMPERVI- OUS SUR- FACE COVER- AGE	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	6%; increased to 18% if associated with drainage dis-persal tract of at least 65% in the same sub-division plat.	2,500 SF	55% = .25 acre or less 50% = .26 acre or more 70% = Town-houses	65% = .25 acre or less 50% = .26 acres or more 70% = Town-houses	70%	70%	70%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = town-houses	85% except for stoops, porches or balconies	

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**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
MINI-MUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area required; may double as tree tract or critical areas buffer.		450 SF/unit for cottage developments	450 SF/unit for cottage developments	30% for multifamily 450 SF/unit for cottage developments	30% for multifamily 450 SF/unit for cottage developments	30% 500 SF/space for mobile home park	25% 500 SF/space for mobile home park	15%	15% 500 SF/space for mobile home park	450 SF/unit for cottage developments 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J)

**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

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

--- = No Regulation

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

RMU = Residential Mixed Use

UR - Urban Residential

(Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).