



## Development Codes Overview

These codes may be augmented by design guidelines

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Development codes set a baseline requirement that can be augmented by the design guidelines. These are just some of the main Olympia Municipal Codes (OMC's) or other standards that apply to development projects. Other applicable laws may also apply depending on the project, such as federal ADA or Washington State safe walking routes to schools.

Topic	Development Code	Design Guidelines	Notes
<b>Basic Development Standards</b>  (OMC 18.04-18.08)	Sets quantitative requirements (e.g., maximum height, required building setbacks from the property line, impervious surface limits, etc.)	Augment basic standards (e.g., roof modulation, maintain continuity of streetscape by aligning building setbacks)	
<b>Landscaping and Screening</b>  (OMC 18.36)	Sets basic requirements (e.g., when landscaping is required, amount of vegetation coverage, use native vegetation or plants suitable to climate, invasive species prohibited, minimum tree size at planting, parking lot landscaping, what should be included on a landscaping plan)	Augment basic standards (e.g., create a natural appearance by using a limited number of plant species)	Landscaping and street trees in the public right of way are covered by the EDDS and OMC 12.44 – Street Trees.  Landscaping in stormwater ponds is covered by the Drainage Design and Erosion Control Manual
<b>Parking</b>  (OMC 18.38)	Requirements for amount of vehicle or parking stalls required per use, design of parking lots, commercial loading berths, shared parking lots, etc.	Augment basic standards (e.g., parking lots should not be located at the front of the building.)	
<b>Signs</b>  (OMC 18.43)	Requirements for the amount, size, and types of signs allowed	Augment basic standards (e.g., requirement not to cover historic elements of a building.)	The sign code includes the design standards for downtown signs.

<p><b>Building Codes</b></p> <p>(OMC Title 16 references several applicable codes)</p>	<p>Various codes known collectively as “the building code,” which the City has adopted, as amended by the Washington State Building Code Council, and thereafter amended by the City of Olympia</p>	<p>These can be augmented by design guidelines (e.g., screening mechanical equipment). However, many elements the building code deals with are internal to the structure and not viewable to the public, thus require no design guideline augmentation.</p>	<p>Includes various codes for:</p> <ul style="list-style-type: none"> <li>○ Construction</li> <li>○ Fire Safety</li> <li>○ Flood resistance</li> <li>○ Grading</li> <li>○ Passive Radon Gas Control</li> <li>○ Sound transmission</li> <li>○ Mechanical equipment</li> <li>○ Plumbing</li> <li>○ Pipe sizing</li> <li>○ Waste/venting</li> <li>○ Installation</li> <li>○ Energy Conservation</li> <li>○ Manufactured Homes</li> <li>○ Hazards Mitigation</li> <li>○ Hazardous Materials</li> <li>○ Swimming Pool and Spas</li> </ul>
<p><b>Engineering Design &amp; Development Standards (EDDS)</b></p>	<p>EDDS govern all new construction and upgrading of public facilities, whenever in the right-of-way or on-site for: transportation and related facilities, storm drainage, sewer and water, and parks, recreation, and open space.</p>	<p>The EDDS include design requirements</p>	
<p><b>Drainage Design and Erosion Control Manual</b></p>	<p>Various stormwater requirements, including pollution control, sediment and erosion control, hydrologic analysis, and best practices to control flow volumes.</p>	<p>Can be augmented by design guidelines, mainly in terms of green landscaping</p>	