

**3-E CITY OF OLYMPIA UGA
RESIZING AND LAND USE ANALYSIS
FRENCH ROAD AND CHAMBERS
PRELIMINARY STAFF REPORT**

Date: September 5, 2012

Public Hearing Date: Projected to Occur in October 2012

Prepared by: Jeremy Davis, Senior Planner
Thurston County

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Thurston County

Proponents: Thurston County

Action Requested: Reconsideration of Urban Growth Area Boundary and Zoning for property in the French Loop/Road and Butler Cove Study Area and the South Olympia/Chambers Study Area.

Proposal Description: Amend the Thurston County Comprehensive Plan Map M-14 Urban Growth Areas Map M-15 Future Land Use, the Olympia/Thurston County joint plan Land Use Maps, and adopted text amendments in the joint plan. Amend the Official Zoning Map to be consistent with land use changes.

Map Changes Text Changes Both Affects Comprehensive Plans/documents
 Affected Jurisdictions: City of Olympia and Thurston County

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ISSUE:

Properties in the unincorporated area of the City of Olympia Urban Growth Area (UGA) are zoned for urban development. Portions of the unincorporated UGA are located in the French Loop/Road and Butler Cove Study Area that have environmental constraints that limit the level of development to densities that will not sustain urban services and constrict access by emergency services. Properties in the South Olympia/Chambers Study Area have shallow depth

1 to groundwater and other drainage issues. The land use and zoning in these areas need to be
2 reanalyzed to determine whether or not urban development is appropriate.

3
4 **BACKGROUND:**

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6 During Thurston County's UGA resizing analysis in 2007, the County found significant
7 environmental constraints to development in several locations, including the two study areas in
8 the Olympia UGA shown on the Subdivision Moratorium Map in Attachment A. The County
9 also received a separate citizen-initiated amendment request to review the land use and zoning in
10 the French Loop/Road and Butler Cove Study Area. The request included a possible removal of
11 the French Loop/Road and Butler Cove Study Area from the Olympia UGA. Because of the
12 constraints and the amendment request, a moratorium on new residential subdivisions has been
13 continued in the two study areas since the resolution of the Urban Growth Area sizing issue in
14 2008.

15
16 To resolve the moratorium, the Board of County Commissioners instructed staff to review the
17 land use and zoning for areas in the French Loop/Road and Butler Cove Study Area and the
18 Chambers/South Olympia Study Areas.

19
20 **PRELIMINARY ANALYSIS:**

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22 Maps are located in Attachment A. Description of the land use designations in the Olympia
23 UGA from the Comprehensive Plan for Olympia and the Olympia Urban Growth Area are
24 located in Attachment B. Excerpts from the Olympia UGA Zoning Ordinance regarding
25 residential zoning are in Attachment C.

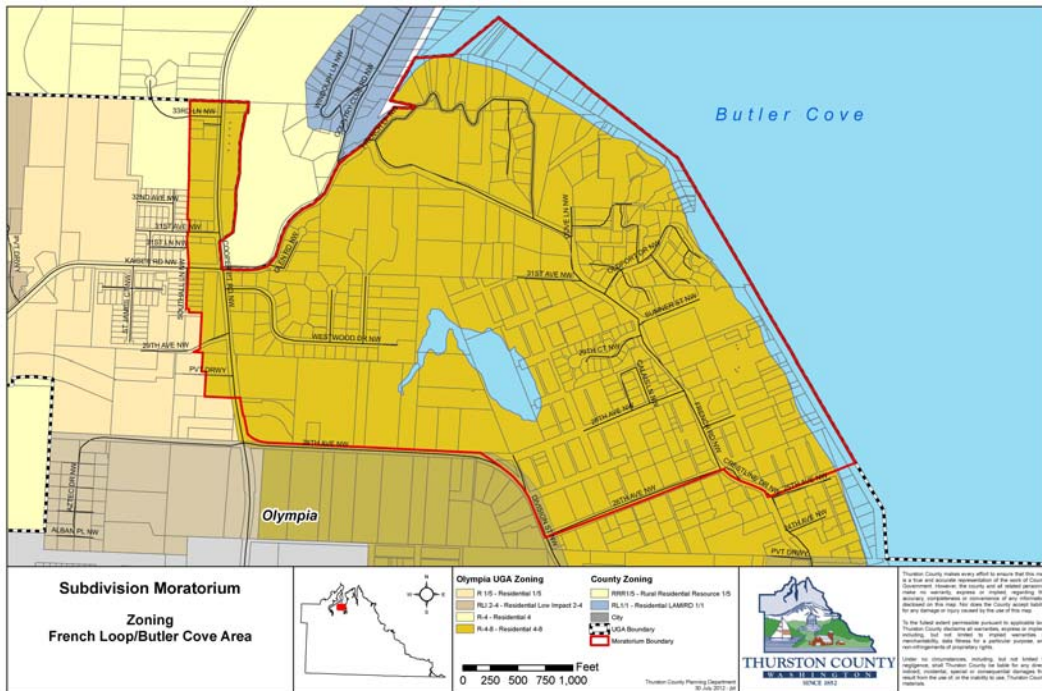
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27 **French Loop/Road and Butler Cove Study Area:**

28 Projected development patterns shown on the Future Land Use Map 1-3 in the Comprehensive
29 Plan for Olympia and the Olympia Urban Growth Area for the French Loop/Road and Butler
30 Cove Study Area are not likely to occur due to environmental and other constraints. The land
31 use and zoning of these areas need to be reanalyzed to see if the current designations are
32 appropriate, and if not, the areas need to be redesignated and rezoned to a lower density.

33
34 Total Acreage: 376± zoned

35
36 Zoning: Residential 4-8 Dwelling Units per Acre put in place in 1996 when the
37 Olympia UGA was rezoned to urban densities.

38
39 The Residential 4-8 designation is intended to provide for single family and townhouse
40 development at densities between four and eight units per acre. The minimum average density in
41 this designation is four units per acre, with the maximum average density being eight units per
42 acre. Density bonuses are permitted for restoration of critical areas, cottage housing
43 developments, townhouses, and low-income housing. Critical areas are excluded from the
44 calculation of densities. Lot sizes vary by development type. Tables 4.01 and 4.04 from Section
45 23.04.080 TCC is located in Attachment C. Table 4.01 lists permitted uses. Table 4.04 includes
46 basic development standards such as permitted densities, lot sizes, lot widths, setbacks, building
47 heights, maximum building coverage, maximum impervious surface coverage, and minimum
48 open space requirements.



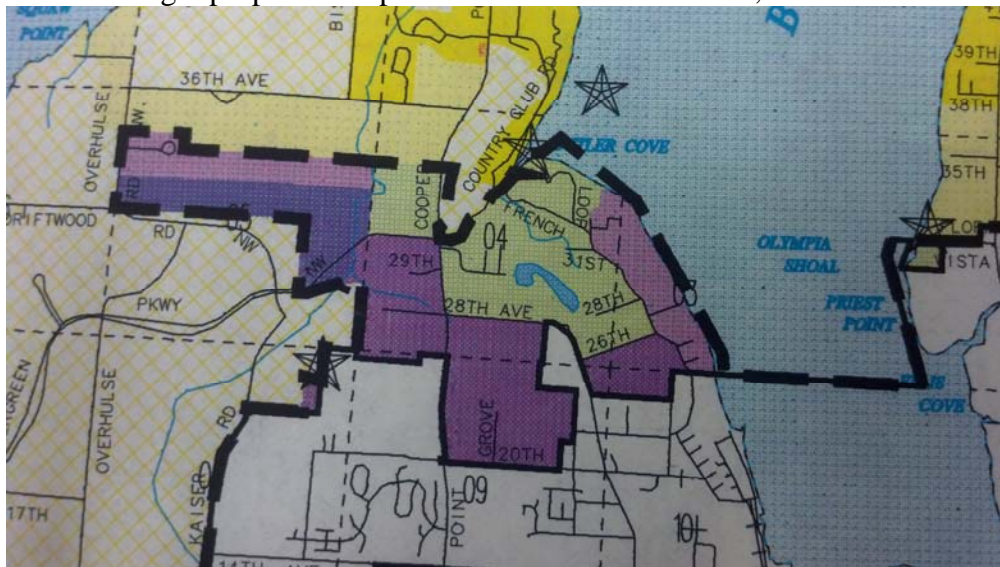
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According to the 2007 Buildable Lands Report for Thurston County, the total/average gross density for the Residential 4-8 designation in the unincorporated UGA is 3.4 dwelling units per acre, with the net density at 7.3 dwelling units per acre.

Zoning and Development History:

The development pattern in this area generally is low-density suburban development with homes located on lots one acre or larger, with a few newer developments at higher suburban densities. Environmental challenges, access issues, and ability to provide urban services are important considerations for future development in this area.

Prior to 1996 and the adoption of the Olympia UGA Zoning the property in the study area colored in light purple in the picture below was zoned D-2, low residential density district.

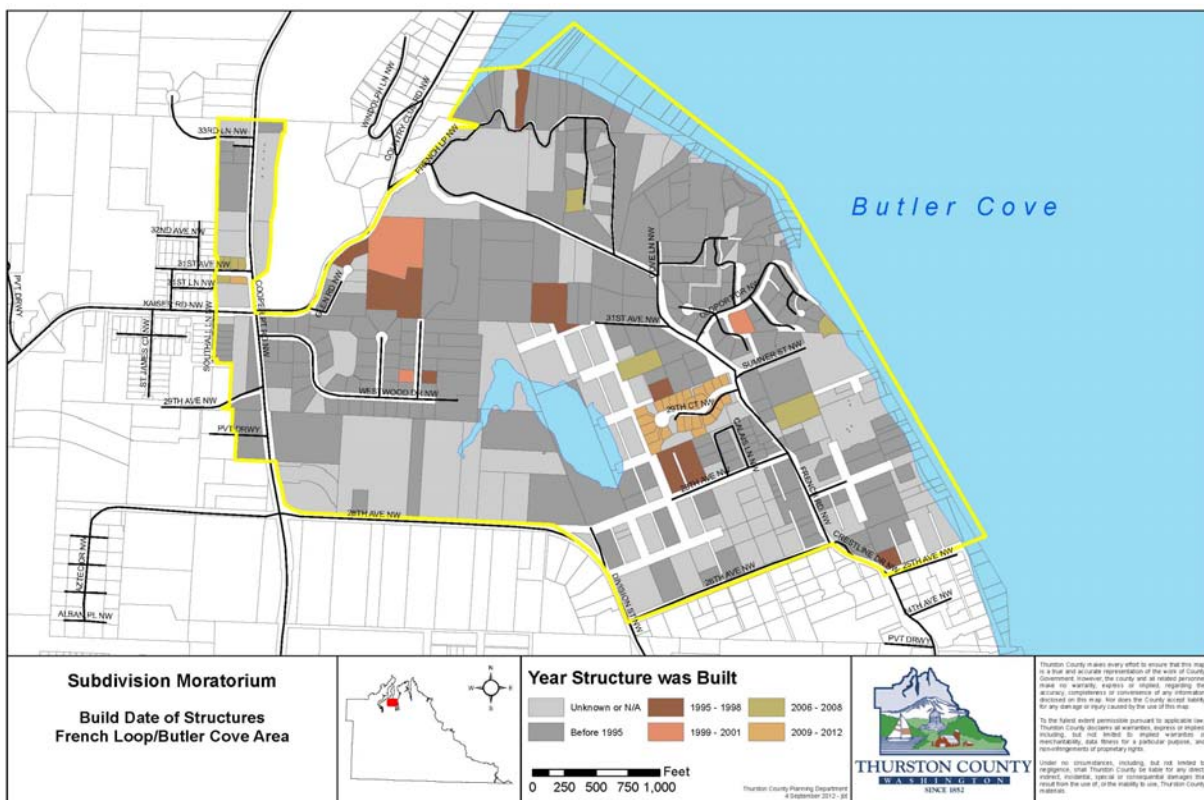


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1 This zoning district was developed for the Cooper Point Sub Area and is no longer in use. The
 2 intent of the D-2 low residential district was to preserve the semi-rural residential character of an
 3 area, and to prevent extensive urbanization in areas generally restricted by limited traffic access
 4 and circulation due to geographic constraints, predominance of soil having limitations or severe
 5 limitations for intensive development, and steep slopes, stream or waterfront areas where
 6 erosion, landslide hazards, and runoff present limitations or severe limitations for intensive
 7 development. Density in this district was generally limited to one dwelling unit per acre.

8
 9 Prior to 1996, the property colored light green was zoned Rural Residential One Unit per Five
 10 Acres. This property was designated to RR 1/5 from D-2 in the late 1980's.

11
 12 The map below shows the year primary structures were built in the study area. The majority of
 13 the properties were built prior to 1996 when the Olympia UGA Zoning was adopted into the
 14 Thurston County Code. According to the map, 49± properties have been developed since 1996.
 15 Of these, 11 developed between 1995 and 1998, three developed between 1999 and 2001, none
 16 developed between 2002 and 2005, nine developed between 2006 and 2008, and 26 were
 17 developed between 2009 and 2012. The 25 of the properties developed between 2009 and 2012
 18 were part of a single subdivision at 29th Ct. NW and French Rd. NW.

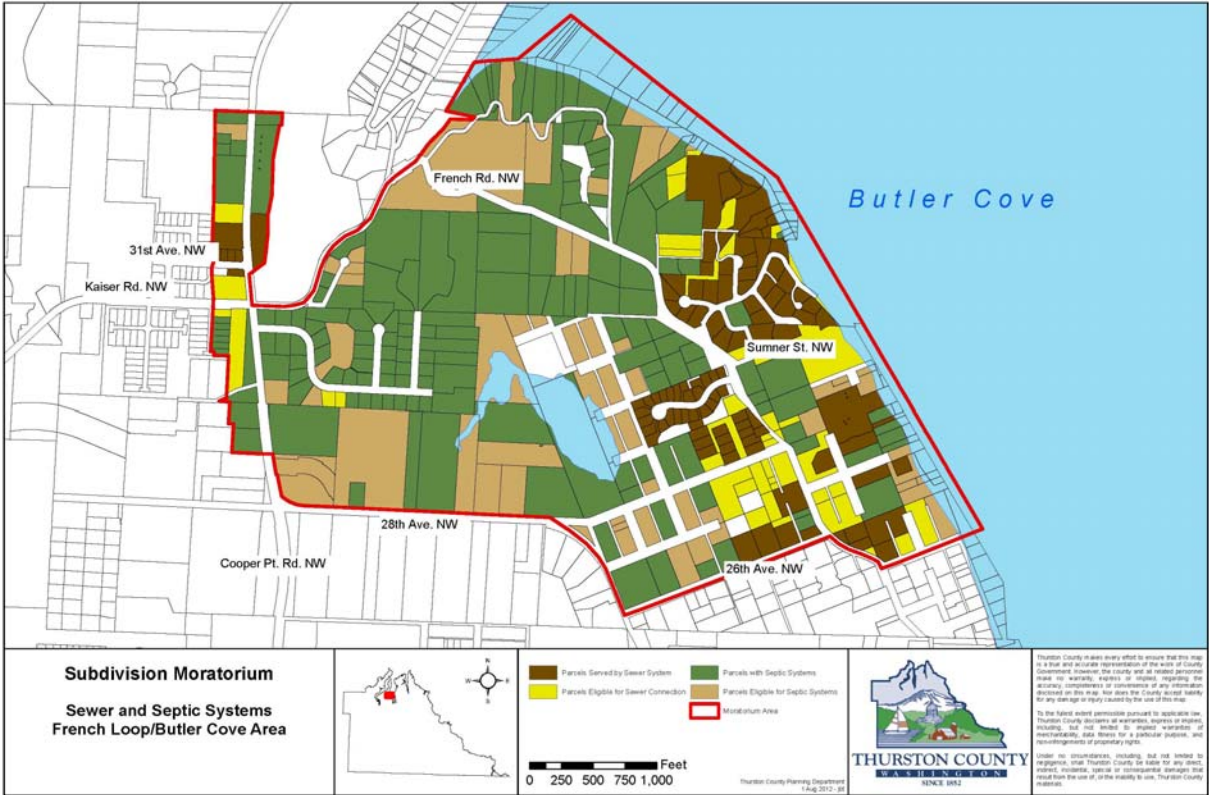


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 21
 22 **Sewer Services:**

23 City sewer is available in two areas in the study area. On the east side of the study area, city
 24 sewer lines run up French Road to the south by L.P. Brown Elementary School, to the Old Port
 25 lift station at Sumner St. NW. The Old Port lift station services properties in the Old Port
 26 development as well as properties on Pearl Beach Rd NW. The sewer line does not extend down
 27 26th Ave. NW.

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On the west side of the study area, the sewer line comes up Kaiser Road NW from the west to Woodtrails Dr. NW approximately 650 feet west of Cooper Point Road NW. The sewer line goes through the Woodtrails subdivision to 31st Ave. NW, and then east to Cooper Point Rd. NW.



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The properties on the map above marked in brown are already connected to city sewer services. Properties marked in yellow are currently undeveloped, but are currently eligible to connect to sewer services. Other already developed properties marked in green along French Road that currently are on septic systems may also connect to city sewer services. Properties marked in light brown meet the city’s criteria for not having to hook up to city sewer services, and being eligible to apply for a septic system from the County Health Department.

Areas north of Old Port along French Road NW and French Loop NW would be difficult to serve with city sewer service due to topography, inadequate existing right-of-way, and lack of necessary achievable density to support service. Properties along 28th Ave. NW, Cooper Point Road NW, and in the Westwood neighborhood could potentially be served by city sewer service sometime in the future.

Water Services:

Existing city water service is available in more areas than city sewer service. Water service extends up French Road from 26th Avenue NW up to Cove LN NW. Water service is provided for properties off French Road, Cove Ln. NW, the Old Port subdivision, 29th Ct. NW, Calais Ln. NW, and 27th Ave. NW. Water service is also available for properties off of 26th Ave. NW, and 28th Ave. NW to Cooper Point Rd. NW. Water service lines extend up Cooper Point Rd. NW to

1 31st Ave NW to serve the subdivisions on the west side of Cooper Point Rd. NW, and the
2 Westwood subdivision on the east side of Cooper Point Rd. NW. Water service does not extend
3 up French Road NW from Cooper Point Rd. NW.

4
5 Transportation Access Limitations:

6 Access to specific sections of the study area off French Road NW and French Loop NW is a
7 significant limiting factor for future development. This was also seen as a limiting factor in
8 previous land use and zoning analysis of this area.

9
10 According to information provided by the Thurston County Public Works Department, the
11 average pavement width for French Loop NW is 16 feet. The hilly topography and lack of
12 available right-of-way make this roadway challenging to improve to higher access standards to
13 permit higher density development than what already exists.

14
15 The average pavement width for French Road NW is 20 feet. The right-of-way width varies, but
16 averages about 60 feet. The right-of-way narrows to 30 feet between 29th Ct. NW and 28th Ave.
17 NW. While adequate right-of-way exists for future roadway expansions, portions of French
18 Road between Cooper Point Road and 28th Ave. SW have topographic constraints for expansion
19 of pavement widths.

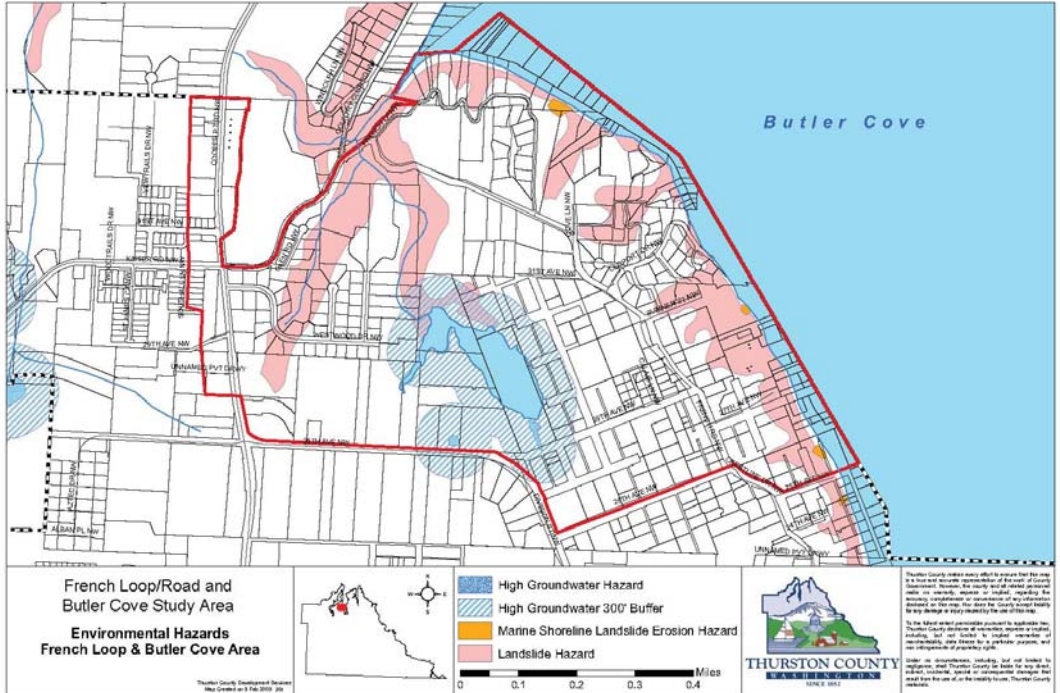
20
21 Restricted pavement widths and hilly topography present a challenge to resident and emergency
22 vehicle access to this area. As part of the County's pavement monitoring, drive by images of
23 French Loop are available for review by the Planning Commission. A CD was distributed at the
24 September 5, 2012 Thurston County Planning Commission meeting with the roadway images for
25 the following streets in the study area:

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27
- French Road NW between Cooper Point Road and 26th Ave. NW
 - French Loop NW
 - 24th Avenue NW
 - 25th Avenue NW
 - 26th Avenue NW
 - 27th Avenue NW
 - 28th Avenue NW
 - 31st Avenue NW
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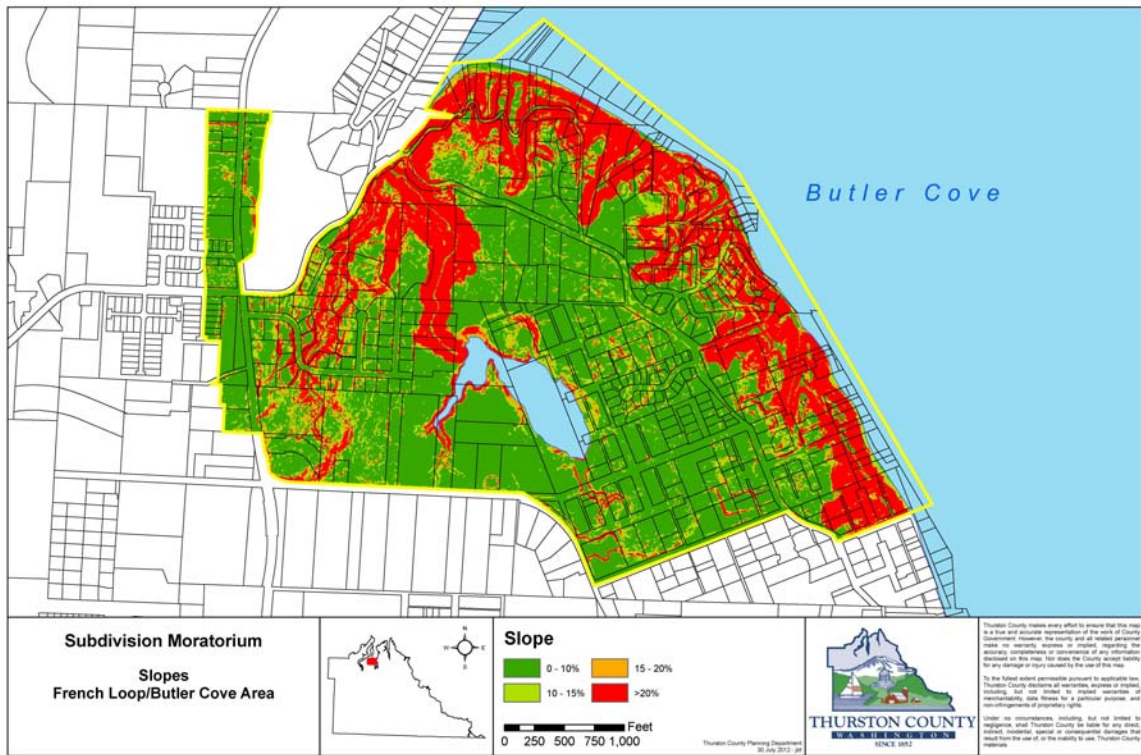
36 The roadway images for French Road NW and French Loop NW will show the narrow pavement
37 widths and hilly topography.

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1 Landslide Hazard Areas, Marine Bluff Hazard Areas, and Topographic Limitations:
 2 Landslide hazard areas are shown on the map below. Landslide and marine bluff hazards limit
 3 development along the shorelines and in the north central portion of the study area. Please note,
 4 the landslide hazard boundaries on the map below are estimated on standards in the Thurston
 5 County Critical Areas Ordinance in effect prior to July 24, 2012.



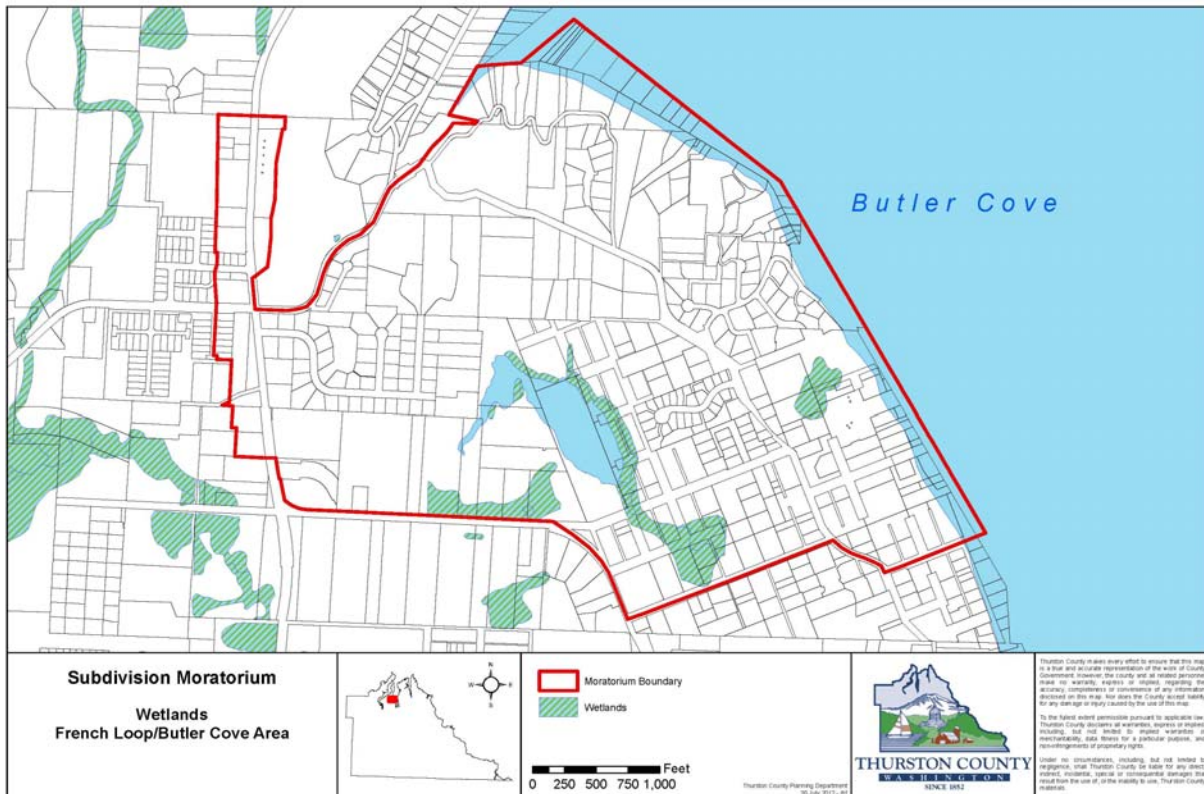
6 Staff has also developed a slope map of the study area depicting 0-10%, 10% - 15%, 15% - 20%,
 7 and 20% or more slopes. This map provides further detail to the hazards map shown above, and
 8 to the topographic limitations of further development in this area.
 9



1 Wetlands:
2 The wetlands mapping on Thurston County GeoData shows a 10± acre pond with an associated
3 wetland in the south central portion of the study area, and one related wetland to the south along
4 28th Ave. NW. The wetland associated with the pond appears to extend from the southern end of
5 the pond down to 26th Ave. NW. The pond is too small to be regulated under the Shoreline
6 Management Plan.

7
8 These wetlands have not formally been typed or delineated. Under the new critical areas
9 ordinance the pond would have a 100-foot buffer if the property were converted to a
10 nonagricultural use. The wetland buffer would be from 100 feet to 300 feet depending on the
11 habitat score of the wetland under the Department of Ecology's wetland rating system, among
12 other considerations. The NRCS Soil Survey for Thurston County shows that there are hydric
13 soils between the open water area and 28th Ave. NW, and partially hydric soils through other
14 portions of the study area. It appears that the land between the pond and 28th Ave. NW is
15 currently being cultivated.

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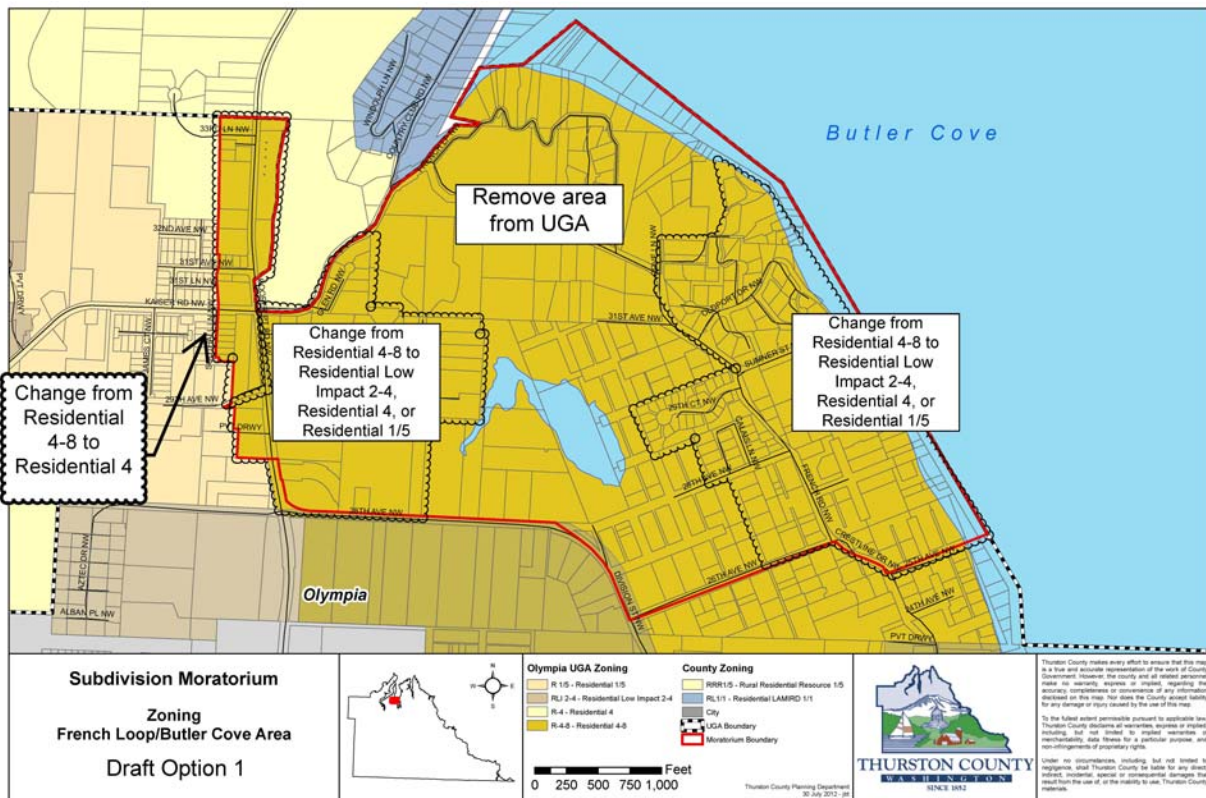
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1 **Draft Proposed Options for French Loop/Road Butler Cove Study Area:**

2 The current draft options developed by staff are described below. Please note that the options
3 may not reflect the final recommendation of the Planning Commission to the Board of County
4 Commissioners, or the final decision on the amendment. Other land use and zoning options may
5 be considered by the Planning Commission. Specific boundaries of proposed land use and
6 zoning changes are subject to change at the direction of the Planning Commission. All land use
7 and zoning options should be considered for public comment.

8
9 Draft Land Use Option 1 Summary:

10 Leave portions of the study area with public utility services in the Olympia UGA, and change the
11 land use and zoning to either Residential Low Impact 2-4 units per acre, Residential 4 units per
12 acre, or Residential One Unit per Five Acres. Remove portions in the study area that are not
13 currently eligible for sewer service east of Cooper Point Road.



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1 Draft Land Use Option 2 Summary:

2 Leave the study area in the UGA.

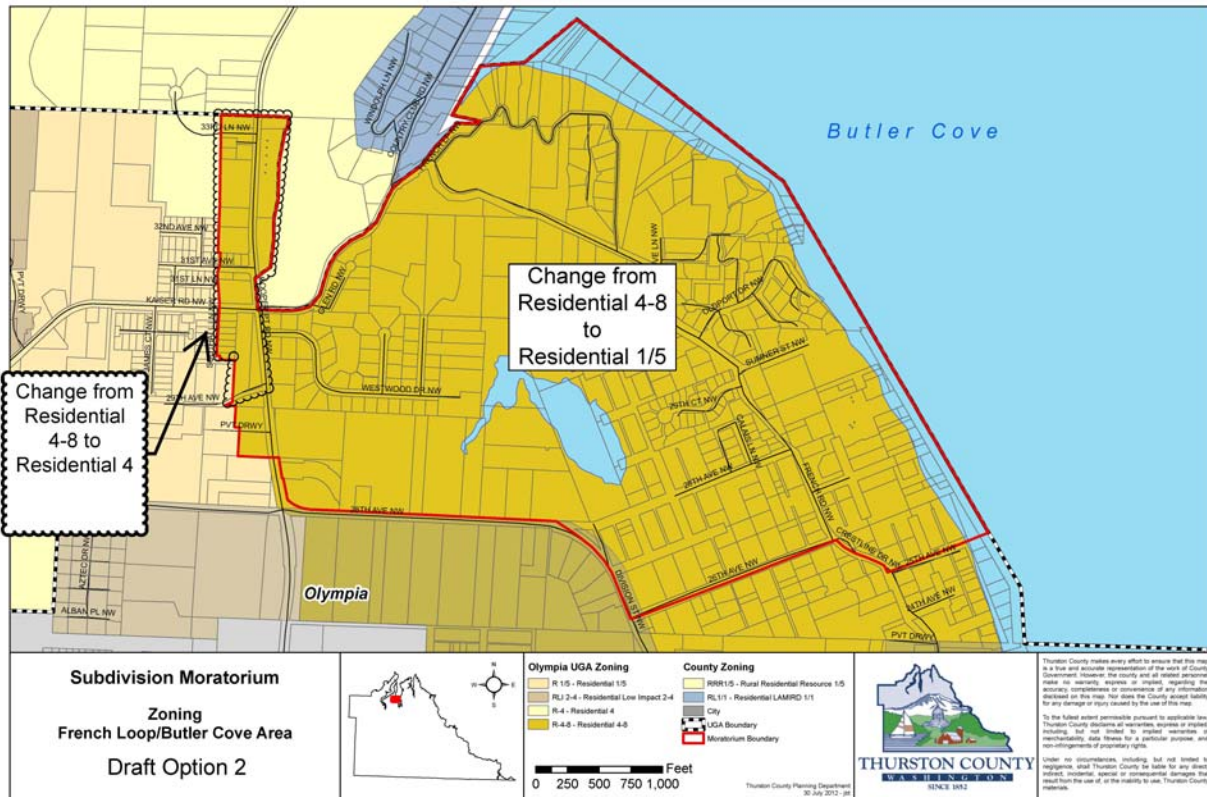
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4 Change the land use and zoning for properties between the golf course and Cooper Point Road,
5 and properties to the west of Cooper Point Road in the study area from Residential 4-8 units per
6 acre to Residential 4 units per acre.

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8 Change the land use and zoning for properties east of Cooper Point Road and West of Cooper
9 Point Road, south of 19th Ave. NW in the study area from Residential 4-8 units per acre to
10 Residential 1/5.

11



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14 Draft Land Use Option 3 Summary:

15 The portion of the study area to the east of Cooper Point Road would be removed from the UGA.
16 This option would mean that properties currently served by city water and sewer services would
17 be outside of the UGA.

18

19 Draft Land Use Option 4 Summary:

20 No changes would be made to the land use and zoning maps.

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1 **South Olympia/Chambers Study Area**

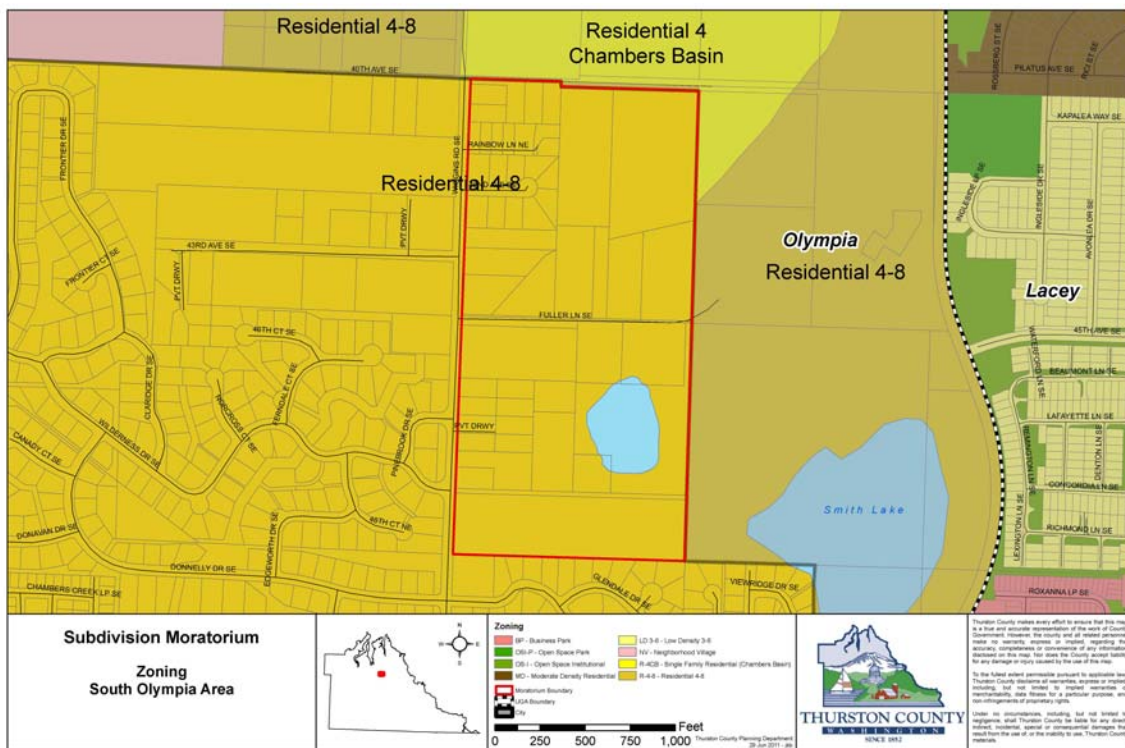
2
3 Total Acreage: 77±

4
5 Zoning: Residential 4-8 Dwelling Units per Acre put in place in 1996 when the
6 Olympia UGA was rezoned to urban densities.

7 **Existing Zoning:**

8 The Residential 4-8 designation is intended to provide for single family and townhouse
9 development at densities between four and eight units per acre. The minimum average density in
10 this designation is four units per acre, with the maximum average density being eight units per
11 acre. Density bonuses are permitted for restoration of critical areas, cottage housing
12 developments, townhouses, and low-income housing. Critical areas are excluded from the
13 calculation of densities. Lot sizes vary by development type. Tables 4.01 and 4.04 from Section
14 23.04.080 TCC is located in Attachment C to the September 6, 2012 staff report. Table 4.01 lists
15 permitted uses. Table 4.04 includes basic development standards such as permitted densities, lot
16 sizes, lot widths, setbacks, building heights, maximum building coverage, maximum impervious
17 surface coverage, and minimum open space requirements.

18
19 According to the 2007 Buildable Lands Report for Thurston County, the total/average gross
20 density for the Residential 4-8 designation in the unincorporated UGA is 3.4 dwelling units per
21 acre, with the net density at 7.3 dwelling units per acre.
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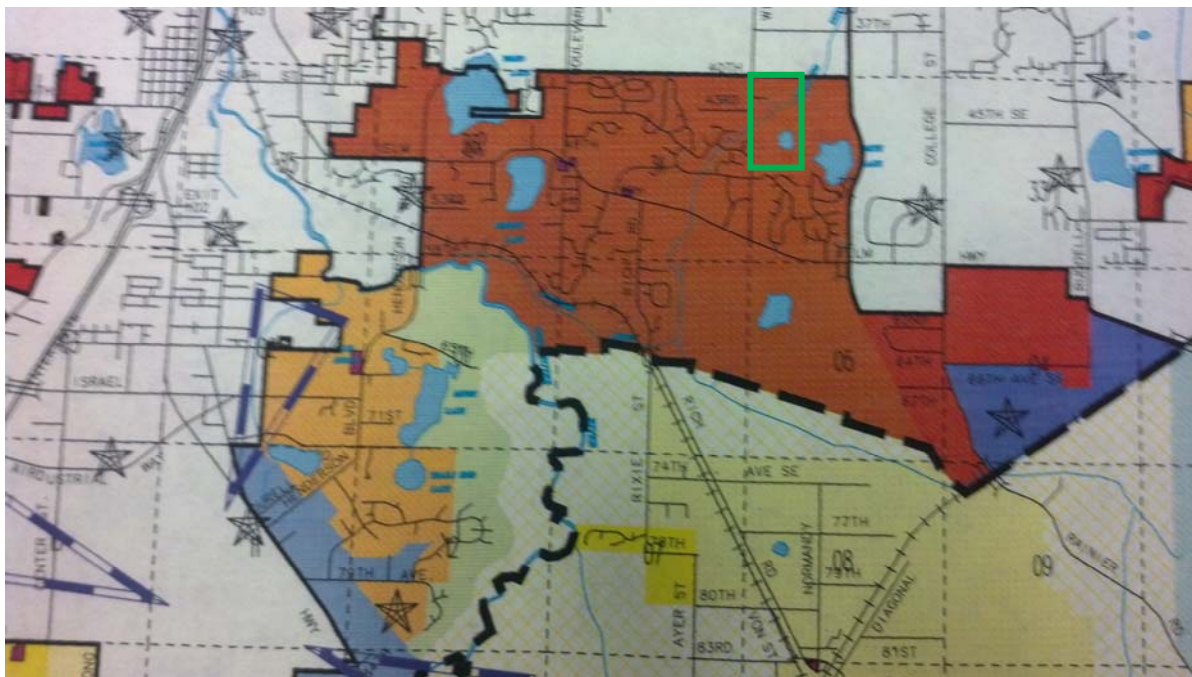
1 **Development History:**

2 The development pattern in this area generally is low-density suburban development with homes
3 located on lots 0.25 acre lots in the northwest corner on up to 10 acres on the southern end.
4

5 The development to the west south of Fuller Ln. SE was developed as part of the Wilderness
6 subdivision in the 1970's. This subdivision is currently on septic on 1/3 of an acre lots. The
7 properties to the south were also developed in the 1970's, are on septic, and are developed on 1/3
8 to 1/2 acre lots.

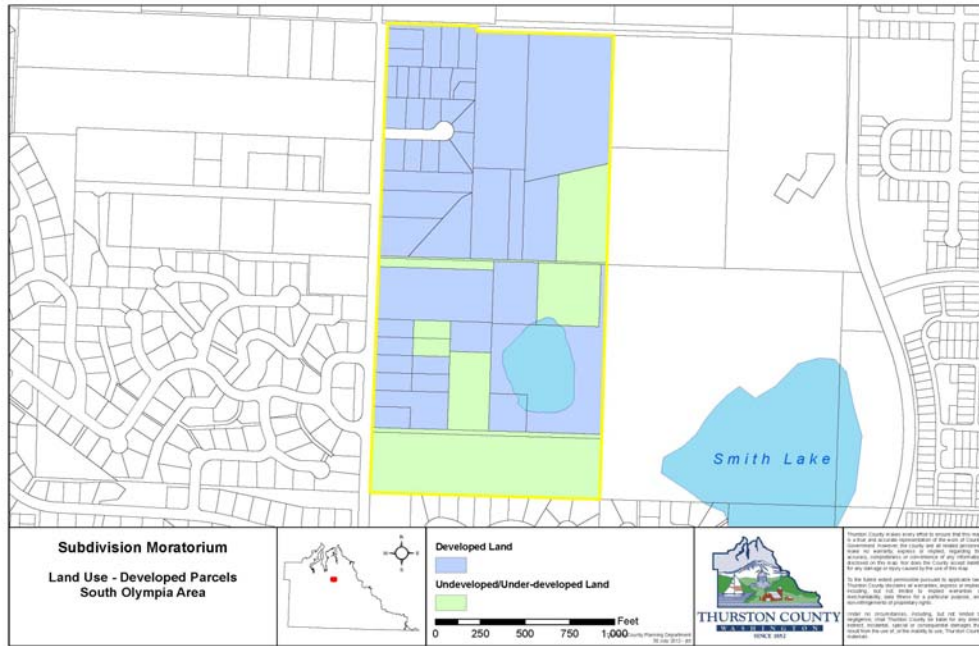
9 Prior to 1996 and the adoption of the Olympia UGA Zoning Ordinance, the property in the study
10 area colored in light orange in the map below was zoned Medium Density Residential 4-8
11 Dwelling Units per Acre (MDR 4 8/1). Densities from four to eight units per acre were allowed
12 with a Planned Residential Development. The minimum lot size was 5,000 square feet for
13 single-family detached development. The zoning was applied to areas with poor suitability for
14 septic systems where public sewers were not yet available. The intent of the district was to
15 permit a mix of single family and multifamily residential development in the areas characterized
16 by the following:

- 17
- 18 • Lack of severe physical limitations for development
- 19 • Proximity to incorporated areas
- 20 • Availability of urban public services, utilities, and roads
- 21 • Compatibility with intensities planned for adjacent incorporated areas and their utility
22 plans and capabilities.
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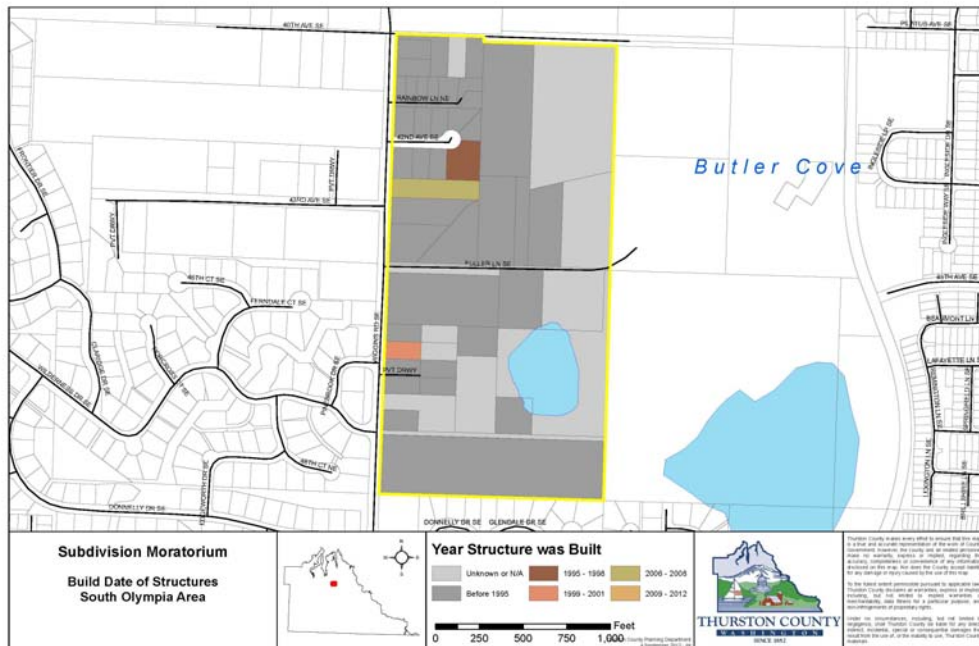


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1 The map below shows currently developed properties in the South Olympia/Chambers study
 2 area.



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 4 Of the developed properties the majority were developed prior to the adoption of the Olympia
 5 UGA Zoning Ordinance in 1996. The map below shows the year primary structures were built
 6 in the study area:



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1 Sewer Services:

2 City of Olympia sewer services are not currently available in the study area. The nearest sewer
3 line is at 52nd and Wiggins Rd SE.

4 Water Services:

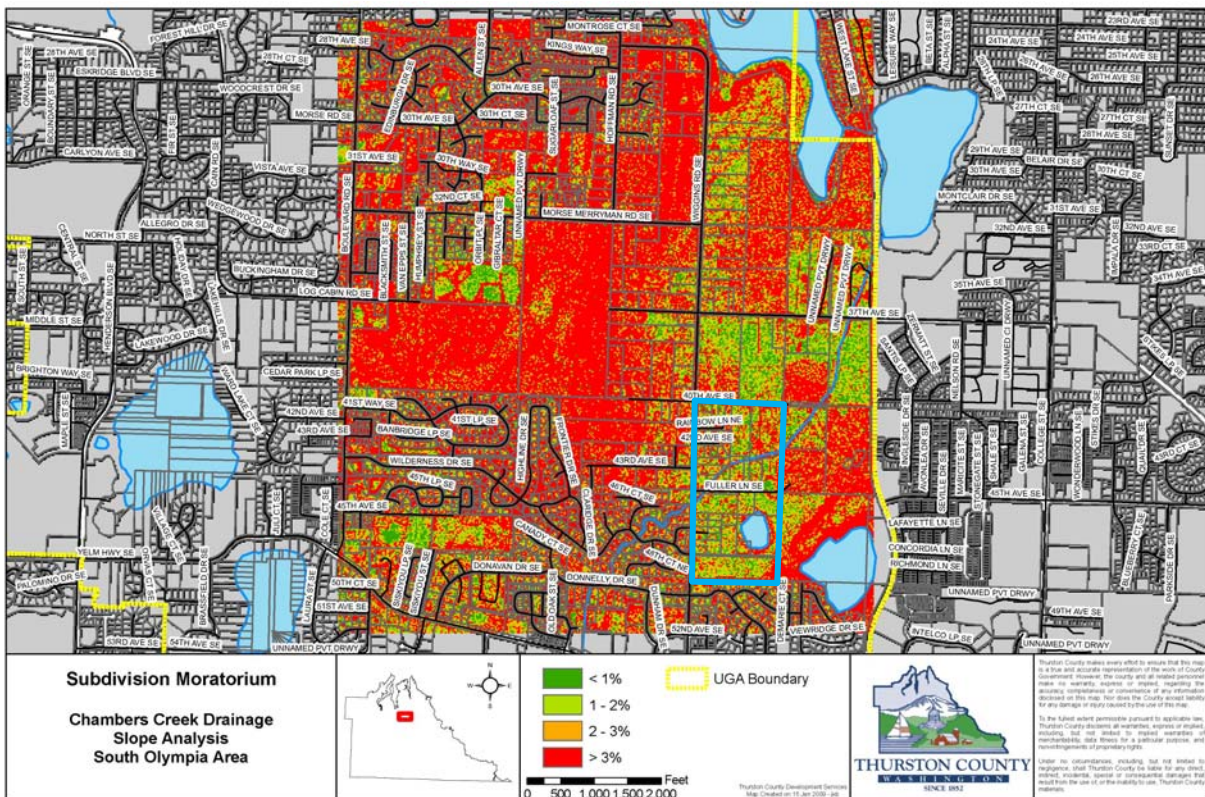
5 City of Olympia water services are currently available in the study area.

6 Access:

7 Access to the study area is from Wiggins Rd. SE. There are no current access issues with the
8 study area. A CD will be distributed at the September 5, 2012 Planning Commission meeting
9 with the roadway images for study area.

10 Slope and Landslide Hazard Areas:

11 There are no mapped landslide hazard areas in the study area. The study area is relatively flat
12 with very little variation in topography. The flat topography also limits the drainage from the
13 area.

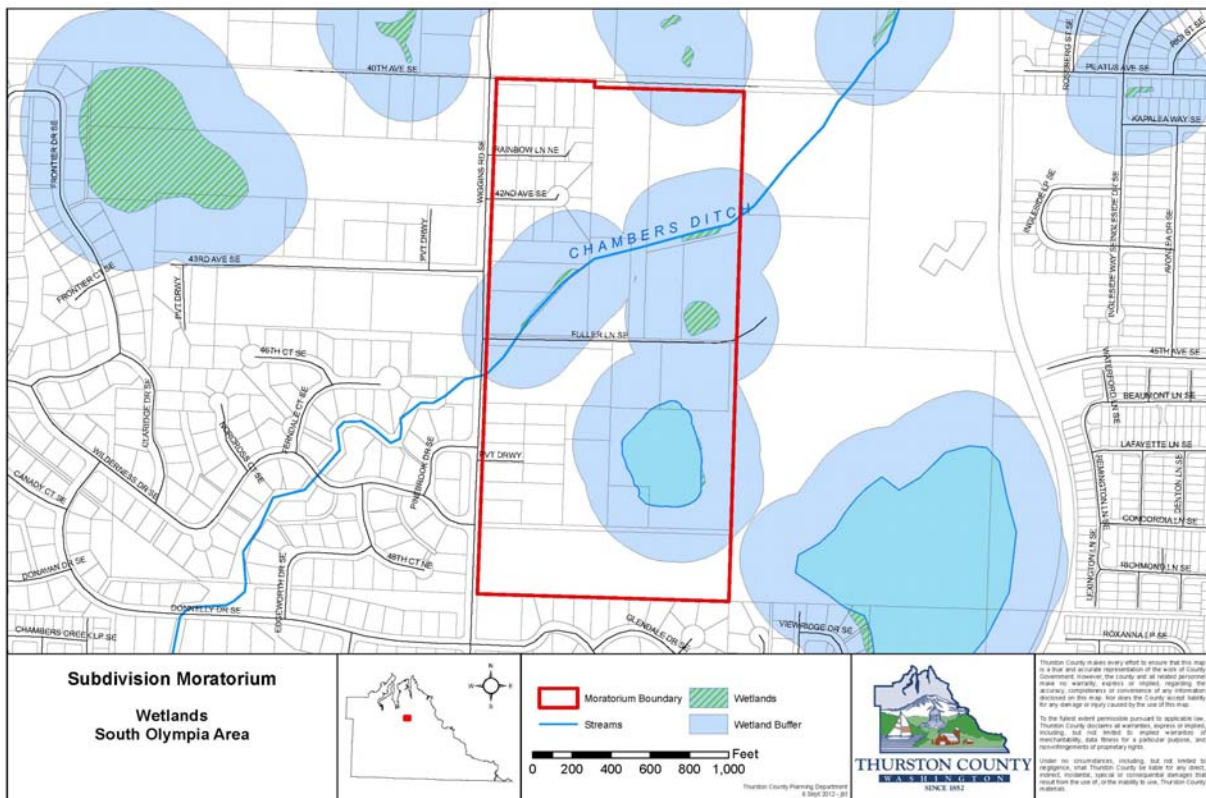


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1 Wetlands:

2 The wetlands mapping on Thurston County GeoData is shown below. These wetlands have not
3 formally been typed or delineated. Under the new critical areas ordinance the pond south of
4 fuller lane would have a 100-foot buffer. The wetland buffer would be from 100 feet to 300 feet
5 depending on the habitat score of the wetland under the Department of Ecology's wetland rating
6 system, among other considerations.

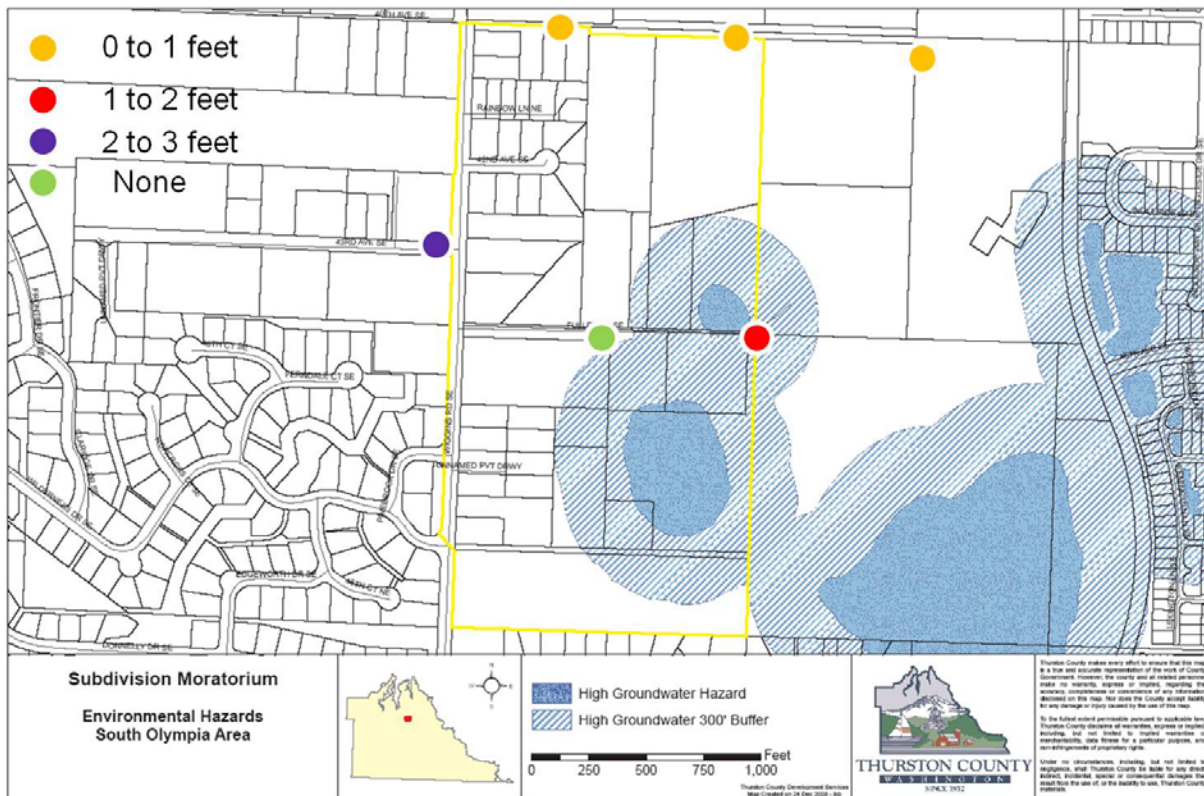
7
8 In this area, Chambers Ditch is considered a Type F, Fish Bearing Stream five to 20 feet wide
9 under the Thurston County Critical Areas Ordinance. It is a stream that has been channelized to
10 drain wetlands for agricultural use. Wetlands are frequently associated with the stream. The
11 standard buffer in the new Thurston County Critical Areas Ordinance for this type of stream is
12 200 feet.
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1 Flooding and High Groundwater Issues:

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3 The map below shows the monitoring wells and depth to groundwater in the study area from
4 Appendix A of the March 2008 Chambers Basin Moratorium Evaluation Report. The depth to
5 high ground water is fairly shallow north of the Chambers Ditch. Under Thurston County
6 standards, the minimum distance between the bottom of a stormwater infiltration pond and high
7 ground water is six feet. South of Chambers Ditch and Fuller Lane SE, the high groundwater
8 levels drop off considerably.
9



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12 High groundwater and surface flooding upland from the study area were issues brought forward
13 in the March 2008 Chambers Basin Moratorium Evaluation Report. The groundwater flooding
14 in the Chambers Basin was linked to the flooding that occurs in the Salmon Creek Basin. It was
15 determined that the projected development patterns in the Tumwater/Thurston County Joint Plan
16 could not be achieved due to the high groundwater issue. Approximately 128 acres were
17 downzoned to a less intensive zoning, and approximately 853 acres were removed from the
18 Tumwater UGA.

19
20 Areas that are subject to high groundwater flooding were added as a special management area in
21 the Thurston County Critical Areas Ordinance in 2000 with Ordinance No. 12155. This was the
22 result of the serious groundwater flooding that occurred throughout Thurston County in 1998-
23 1999. This flooding led Thurston County to declare a local emergency in February of 1999
24 (Resolution No. 11890), which was replaced in May 1999 (Resolution No. 11931), and to adopt
25 a moratorium (Ordinance No. 12010) in August of 1999 suspending the issuance of certain
26 permits, including subdivision and building permits, until high groundwater regulations could be
27 adopted.

1
2 High groundwater flooding occurs when subsurface geologic conditions prevent water from
3 moving out of an area either to a deeper aquifer to laterally through the soil as fast as the water
4 enters the groundwater system. Aside from surface flooding, high groundwater can cause the
5 failure of on-site wastewater treatment systems, contamination of drinking water wells, and
6 interfere with surface stormwater facilities.
7

8 Surface flooding occurs in the area when the Wiggins Road Ditch and the Chambers Ditch.
9 There are know surface flooding issues for properties downstream of the study area.
10

11 **Soils:**

12 The two primary soils in the study area include Norma silt loam (76) and Yelm fine sandy loam
13 (126). Norm silt loam is considered a hydric soil and is a very deep poorly drained soil that form
14 in depressions in glacial till plains with slopes of less than three percent. Yelm fine sandy loam
15 is generally a well drained soil formed in glacial outwash areas. Permeability is generally rapid,
16 however it has a shallow (18-36 inch) depth to high groundwater. Seasonal wetness and shallow
17 depth to high groundwater are seen as limiting factors in these soil types.
18

19 **Draft Proposals:**

20 The current draft options developed by staff are described below. Please note that the options
21 may not reflect the final recommendation of the Planning Commission to the Board of County
22 Commissioners, or the final decision on the amendment. Other land use and zoning options may
23 be considered by the Planning Commission. Specific boundaries of proposed land use and
24 zoning changes are subject to change at the direction of the Planning Commission. All land use
25 and zoning options should be considered for public comment.
26

27 **Draft Land Use Option 1 Summary:**

28 Downzone the property to Residential Low Impact 2-4 Units per Acre (RLI 2-4). This
29 designation was created with Ordinance No. 12577 to be applied to properties in the Green Cove
30 Drainage Basin. It is intended to provide for development at lower densities to reduce impacts
31 on aquatic habitat and that would not create off-site stormwater problems. Minor changes may
32 be required to the Thurston County Code to permit the use of the zoning district in this area.
33

34 **Draft Land Use Option 2 Summary:**

35 Downzone the property to Residential 4 units per acre. This designation is intended to provide
36 for single-family residential development at densities that will maintain environmental quality.
37 Residential development may occur in these areas at densities of up to four units per acre,
38 provided that the applicant demonstrates that stormwater generated by the proposed development
39 can be accommodated without creating off-site impacts.
40

41 **Draft Land Use Option 3 Summary:**

42 Amend the Thurston County Code Olympia UGA Zoning Ordinance (Title 253) to include the
43 Residential 4 – Chambers Basin (R 4-CB) zoning district adopted by the City of Olympia in
44 2008, and apply it in the same manner as the City of Olympia.
45

46 The city applied this zoning district to the area north of the Chambers Ditch and east of Wiggins
47 Road SE within the city limits. No recommendation has been made to Thurston County to
48 include this zoning district in the Olympia UGA Zoning Ordinance or to apply it to any

1 properties in the unincorporated UGA. If Thurston County were to apply this zoning district in
2 the same manner as the City of Olympia, it would limited effect and only include approximately
3 27 acres in the unincorporated area UGA.

4
5 Draft Land Use Option 4 Summary:

6 With this option, no change would be made to the land use and zoning maps.

7
8 **Proposed Text Amendments to the Olympia/Thurston County Joint Plan:**

9 If Residential 1/5 is selected as the preferred alternative, the language in the Comprehensive Plan
10 for Olympia and the Olympia Urban Growth Area and the Olympia UGA Zoning Ordinance
11 needs to be amended. The amendment would clarify that the Residential 1/5 land use
12 designation and zoning district are appropriate for areas that are impacted by other
13 environmental constraints, or where urban services do not yet exist.

14
15 The designation would be applied to already developed areas in the Olympia UGA that are too
16 far inside the City of Olympia UGA for removal, or to areas partially developed at urban
17 densities that may cause an irregular boundary.

18
19 Amendment to the Comprehensive Plan for Olympia and the Olympia Urban Growth Area:

20
21 Chapter 1 Land Use and Urban Design

22 Page 72

23 "LAND USE DESIGNATIONS

24
25 This section provides a brief description of the land use designations shown on
26 Map 1-3. Figure 1-5 summarizes the types of uses, densities of development, and
27 building heights generally allowed under these designations. Figure 1-6 lists the
28 acreage of land area proposed for each land use in each neighborhood. The
29 zoning ordinance will provide more detailed direction regarding the development
30 of these areas consistent with the policies of this chapter.

31
32 Residential – 1 Unit per 5 Acres. This designation provides for low-density
33 residential development in designated sensitive drainage basins in a manner that
34 protects aquatic habitat from degradation, areas with significant environmental
35 constraints, or areas within the urban growth area that do not currently have sewer
36 and water services. Parcels with environmental constraints within the urban
37 growth area may have this designation where removal of the property would
38 create an irregular urban growth boundary. Parcels that do not currently have
39 sewer and water services may be considered for a higher density classification
40 once sewer and water services are available."

41 ...

1 Proposed Amendment to the Olympia UGA Zoning Ordinance, Title 23 TCC:

2
3 **23.04.020 Purposes**

4 ...
5 B. The additional purposes of each individual residential district are as
6 follows:

- 7 1. Residential One Unit per Five Acres (R 1/5). To provide for low-density
8 residential development in designated sensitive drainage basins, areas with
9 significant environmental constraints, or areas within the urban growth
10 area that do not currently have sewer and water services.

11 ...

12
13 Option 1: Text Amendment

14 With this option, the text in the Comprehensive Plan for Olympia and the Olympia Urban
15 Growth Area and the Olympia UGA Zoning Ordinance (Title 23) would be amended as outlined
16 above and shown in Attachment A, Proposed Text Amendment. This option would be selected if
17 the Residential 1/5 land use designation and zoning is selected as an option.

18
19 Option 2: No Change

20 This option would be selected if the Residential 1/5 land use and zoning were not selected as an
21 option.

22
23 **Proposed Text Amendments to the Thurston County Comprehensive Plan**

24 Tables 2-1 and 2-1A would need to be updated to reflect how conditions will change with the
25 proposed amendment.

26
27 Option 1: Text Amendment

28 With this option, the text in the Thurston County Comprehensive Plan would be amended to
29 reflect changed conditions.

30
31 Option 2: No Change

32 With this option, the text in the Thurston County Comprehensive Plan would not be amended to
33 reflect changed conditions.

34
35 **Consistency with the Comprehensive Plan**

36 The Comprehensive Plan for Olympia and the Olympia Urban Growth Area indicates that the
37 city's population growth needs to be accommodated in a sustainable manner while maintaining
38 environmental quality. Growth and development should be directed to areas with the capacity to
39 absorb development where facilities can cost effectively be provided. Environmental constraints
40 should be taken into consideration when making land use designations.

41
42 **Consistency with the Draft Olympia Comprehensive Plan**

43 The City of Olympia is currently drafting a new comprehensive plan to replace the current
44 Comprehensive Plan for the City of Olympia and the Olympia Urban Growth Area. The current
45 schedule is for the draft plan to be finalized and adopted by the city next year. Following the
46 city's adoption, the city will request the County to review the plan for adoption in the
47 unincorporated portions of the Olympia UGA.

1 Currently, the land use categories in the draft plan have a one-to-one relationship with the
2 zoning. Where a property is designated Residential 4-8 on the comprehensive plan land use
3 map, the zoning is also Residential 4-8. The land use categories are proposed to be more
4 generalized in the draft plan. The lower density residential districts are proposed to be
5 consolidated into one land use category – Low-Density Housing.

6
7 In the draft Olympia Comprehensive Plan, Low-Density Housing is described as follows:

8
9 **“Low-Density Housing.** This designation provides for low-density residential
10 development—primarily single-family detached housing—in densities ranging
11 from eight units per acre to one unit per five acres depending on environmental
12 sensitivity of the area. Where environmental constraints are significant, to achieve
13 minimum densities extraordinary clustering may be allowed when combined with
14 environmental protection. Barring environmental constraints, densities of at least
15 four units per acre should be achieved. Supportive land uses and other types of
16 housing, including townhomes and small apartment buildings, may be permitted.
17 Specific zoning and densities are to be based on the unique characteristics of each
18 area with special attention to stormwater drainage and aquatic habitat. Clustered
19 development to provide future urbanization opportunities will be required where
20 urban utilities are not readily available.”

21
22 The use of the Residential 1/5 zoning in areas with environmental constraints would be
23 appropriate under the draft land use category for the French Loop/Butler Cove Study Area due to
24 the environmental constraints outlined in this staff report.

25
26 **Impacts on Capacity of Olympia UGA:**

27 The proposed changes outlined for each of the study areas has been sent to the Thurston
28 Regional Planning Council (TRPC) for analysis. TRPC staff is the lead on the Buildable Lands
29 Analysis for Thurston County. The Buildable Lands Analysis helps to determine the appropriate
30 size of the Thurston County Urban Growth Areas, which includes the City of Olympia UGA.
31 The key question the analysis provides an answer to is whether there will be enough land supply
32 in Thurston County Urban Growth Areas to accommodate future population and employment
33 growth.

34
35 Based purely on zoning and limited GeoData information on critical areas and other
36 development constraints, there is an approximate capacity to permit 307 more dwelling units in
37 the study area. As of mid 2012, there are approximately 280 existing dwelling units. There are
38 376± acres in the French Loop/Road and Butler Cove study area. The gross density at buildout
39 would be 1.6± dwelling units per acre. However, this density is approximate and is likely to be
40 lower given that not all environmental and development constraints are accounted for, and that
41 some properties will be withheld from further development.

42
43 There are currently 48 existing dwelling units in the study area with a capacity for 91± more
44 dwelling units under current zoning. The estimated additional capacity does not take into
45 account site-specific environmental constraints.

46 It is not anticipated that the proposed changes will have a significant impact on the capacity of
47 the Olympia UGA. Further analysis on capacity impacts will be provided prior to the Planning
48 Commission’s public hearing.

1
2 **Consistency with Countywide Planning Policies**

3 Removal from the Olympia UGA is proposed for a portion of the French Loop study area
4 described above. According to the Countywide Planning Policies, reductions of Urban Growth
5 Areas must be consistent with the following criteria:
6

- 7 1. Sufficient land will remain within the reduced UGA to permit the urban growth that is
8 forecast to occur in the succeeding 20 years; and
9 2. The reduced UGA will include cost-effective sewer and water and transportation service
10 areas; and
11 3. Reduction of the UGA is compatible with the use of the designated resource lands and
12 with critical areas.
13

14 Consistency with the criteria above will be made following an analysis by the Thurston Regional
15 Planning Council on the available buildable lands in the Olympia UGA. This section will be
16 revised once this analysis is available.
17

18 The areas being proposed for removal are located on the edge of the current Olympia UGA, and
19 are not served by sewer. Some properties may have a connection to City of Olympia water
20 services.
21

22 The reason for the proposed UGA reduction is to address known environmental constraints on
23 developing at current densities. Critical areas are fairly well documented in the proposed
24 removal areas.
25

26 **SEPA:**

27 A State Environmental Policy Act determination is expected to be made in October 2012.
28

29 **NOTIFICATION:**

30 Written notice will be sent to affected property owners prior to the Planning Commission public
31 hearing, and will be published in The Olympian at least 20 days prior to the public hearing per
32 TCC Chapter 2.05 Growth Management Act Public Participation.
33

34 **PUBLIC COMMENT:**

35 Public testimony will be taken during the public hearing. Written public testimony will be taken
36 once the public notice is published in The Olympian. Public testimony received after the close
37 of the public comment period will be forwarded to the Board of County Commissioners for their
38 review.
39

40 **OLYMPIA PLANNING COMMISSION RECOMMENDATION:**

41 The Olympia Planning Commission has not made a recommendation at this time. A
42 recommendation is expected following the Planning Commission public hearing.
43

44 **OLYMPIA CITY COUNCIL RECOMMENDATION:**

45 The City of Olympia has not made a recommendation at this time. A recommendation is
46 expected following the City of Olympia Planning Commission recommendation.
47
48

1 **THURSTON COUNTY PLANNING COMMISSION RECOMMENDATION:**
2 The Thurston County Planning Commission has not made a recommendation at this time. A
3 recommendation is expected following the Planning Commission public hearing.
4

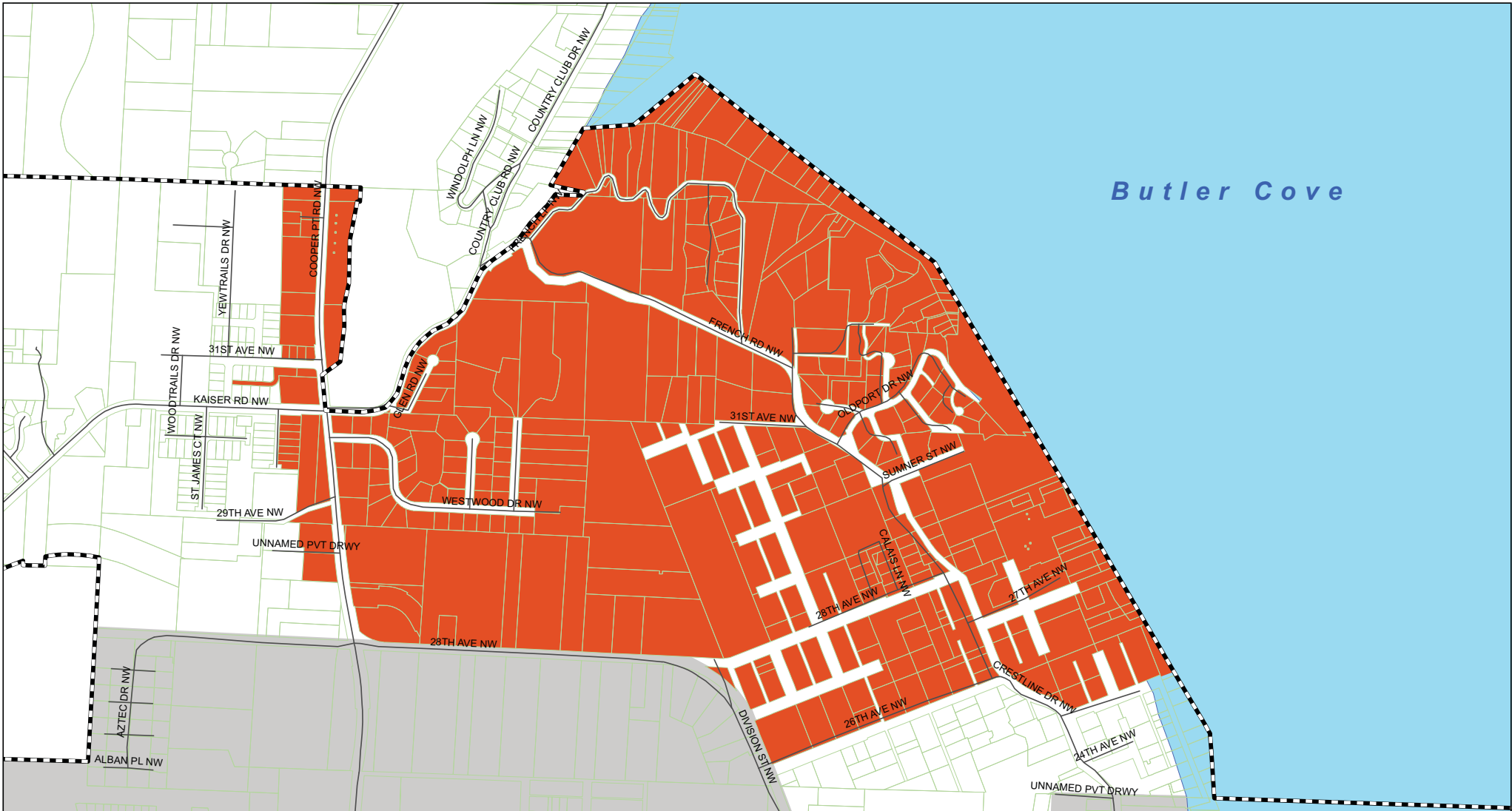
5 **THURSTON COUNTY STAFF RECOMMENDEATION:**
6 A staff recommendation will be published prior to the public hearing.
7

8 **ATTACHMENTS:**

9
10 Attachment A Study Area Maps
11 Attachment B Olympia Comprehensive Plan Excerpts
12 Attachment C Olympia UGA Zoning Ordinance Excerpts

13
14 O:\Track\LONG RANGE PLANNING\COMP PLAN AMENDMENTS 2012\French Road & Chambers Basin\OlyUGA Staff Report.V2.090612.doc

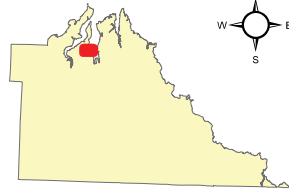
Attachment A: Maps



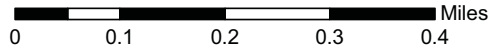
Properties Under Subdivision Moratorium

French Loop & Butler Cove Area

Thurston County Development Services
Map Created on 13 Jan 2009 - jkb



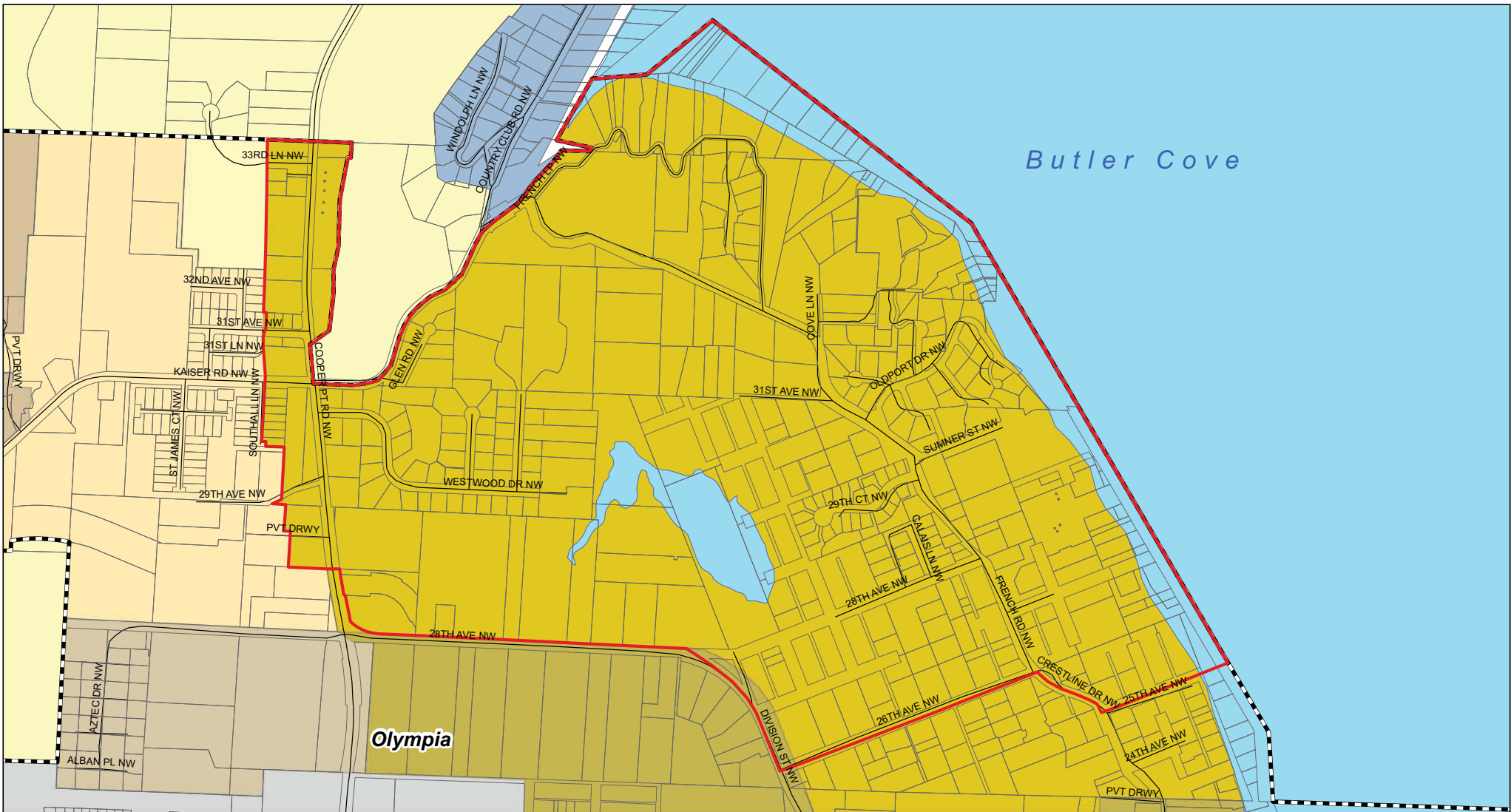
- Area Subject to Moratorium
- Parcels
- Cities
- Urban Growth Area Boundary



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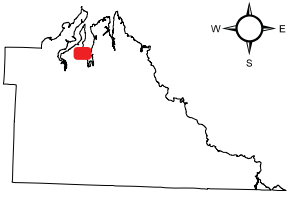
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Butler Cove

Olympia

Subdivision Moratorium
Zoning
French Loop/Butler Cove Area

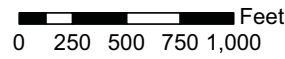


Olympia UGA Zoning

- R 1/5 - Residential 1/5
- RLI 2-4 - Residential Low Impact 2-4
- R-4 - Residential 4
- R-4-8 - Residential 4-8

County Zoning

- RRR1/5 - Rural Residential Resource 1/5
- RL1/1 - Residential LAMIRD 1/1
- City
- UGA Boundary
- Moratorium Boundary



Thurston County Planning Department
30 July 2012 - jbt



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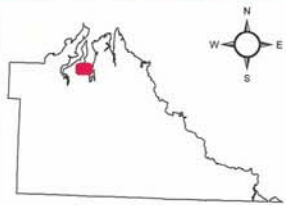
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**Subdivision Moratorium
2009**

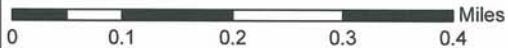
**Aerial Overview
French Loop & Butler Cove Area**

Thurston County Development Services
Map Created on 9 Feb 2009 - jdb



 UGA Boundary

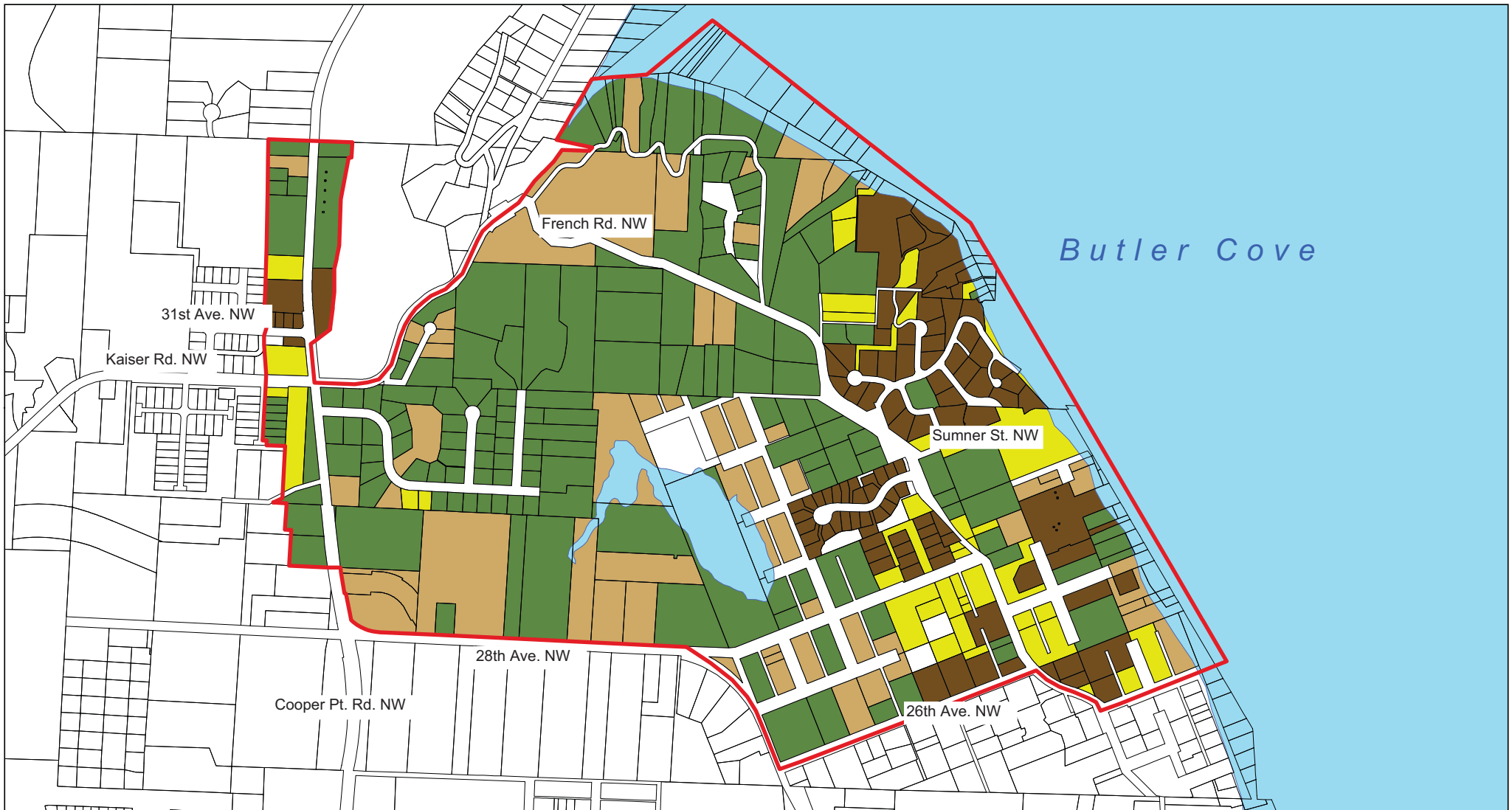
 Moratorium Boundary



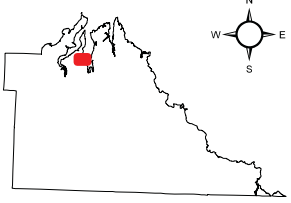
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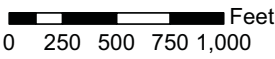
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Subdivision Moratorium
Sewer and Septic Systems
French Loop/Butler Cove Area



- Parcels Served by Sewer System
- Parcels with Septic Systems
- Parcels Eligible for Sewer Connection
- Parcels Eligible for Septic Systems
- Moratorium Area



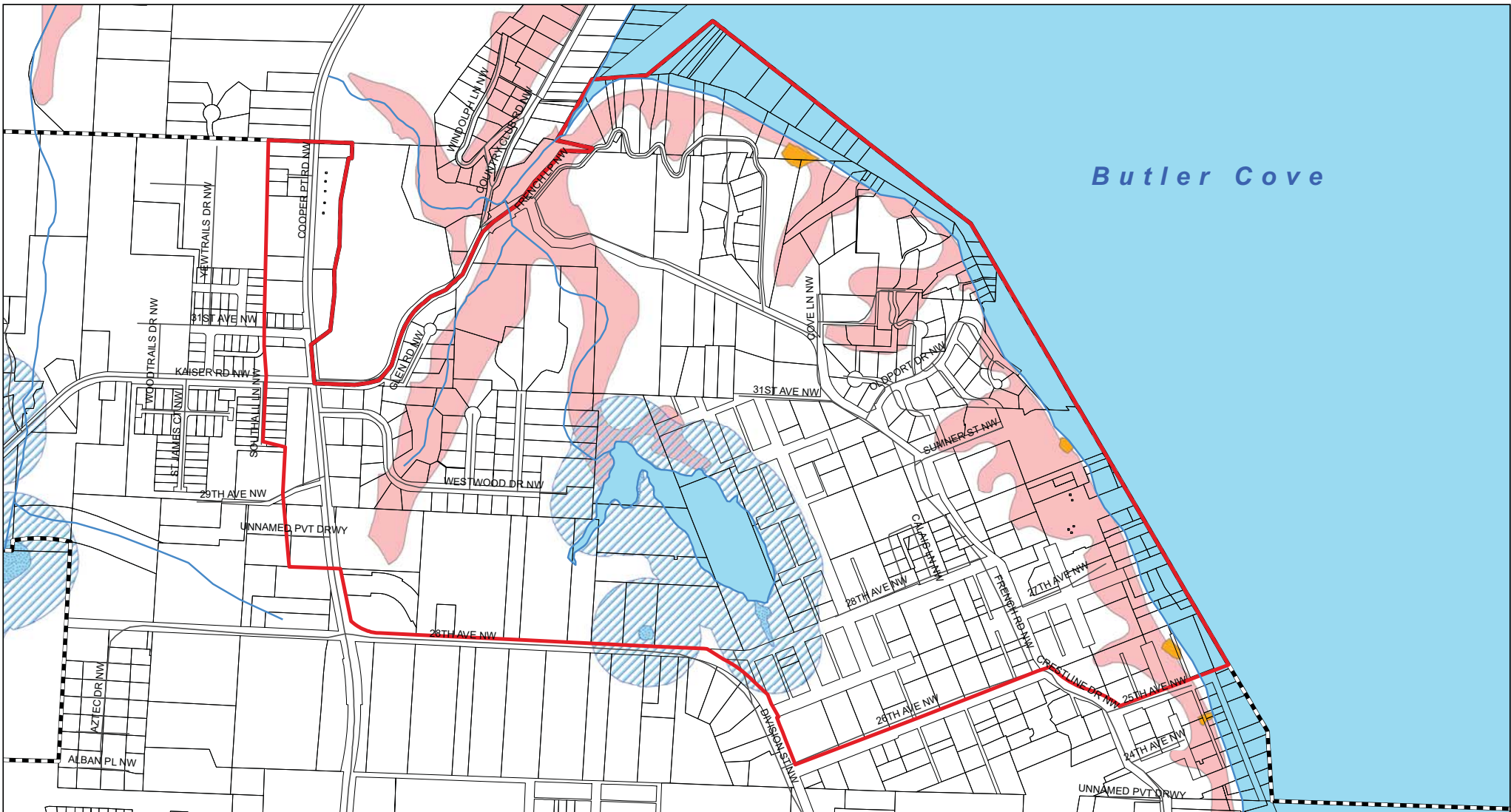
Thurston County Planning Department
 1 Aug 2012 - jbt



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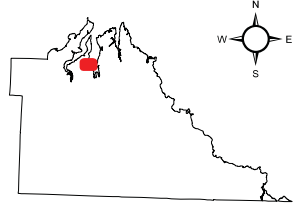
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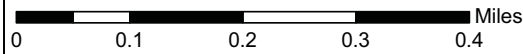
Butler Cove

**French Loop/Road and
Butler Cove Study Area**
Environmental Hazards
French Loop & Butler Cove Area

Thurston County Development Services
Map Created on 9 Feb 2009 - jkb



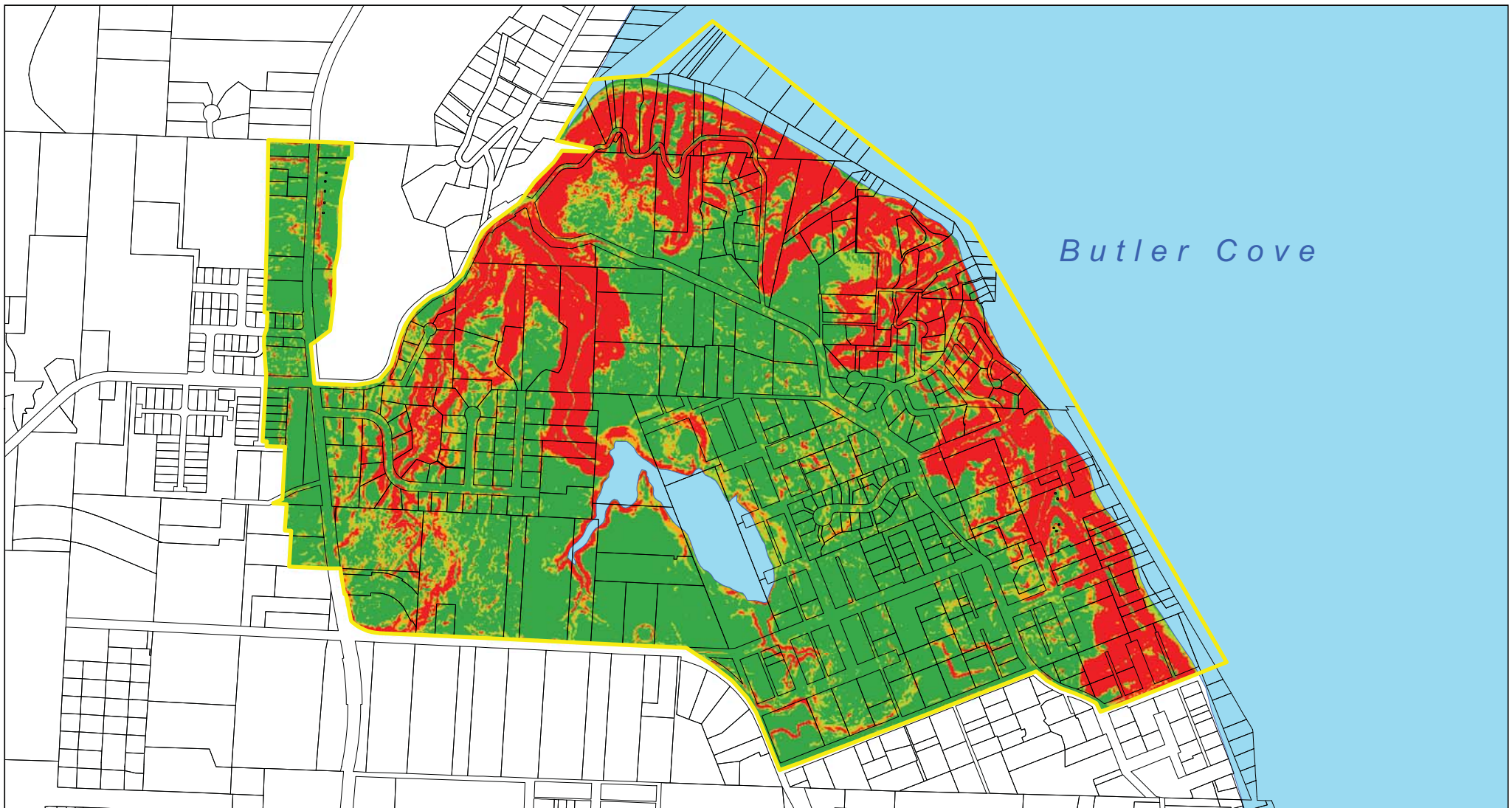
-  High Groundwater Hazard
-  High Groundwater 300' Buffer
-  Marine Shoreline Landslide Erosion Hazard
-  Landslide Hazard



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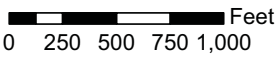
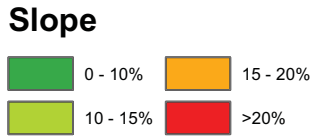
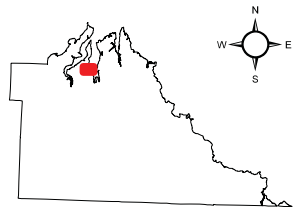
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Butler Cove

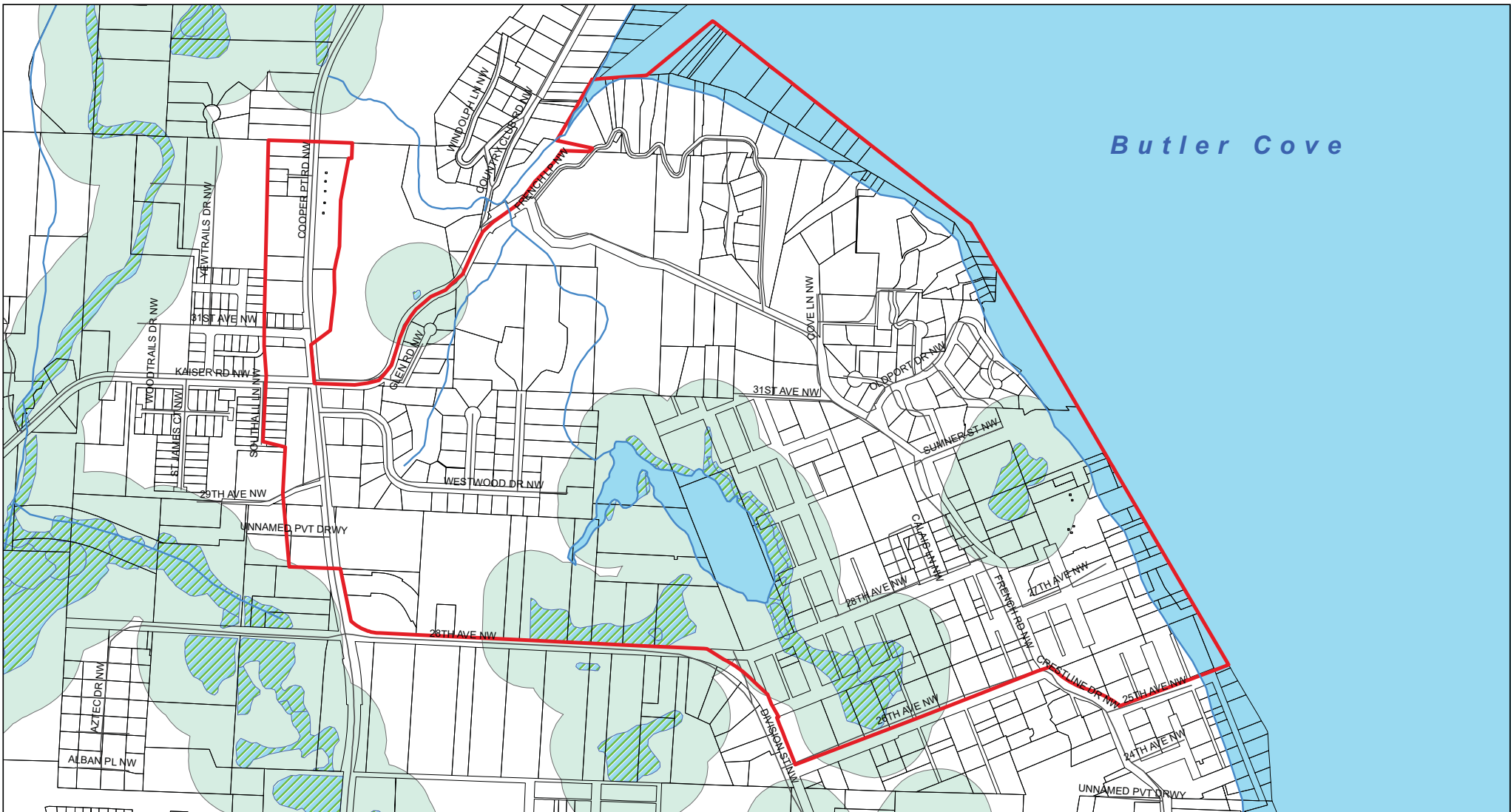
Subdivision Moratorium
Slopes
French Loop/Butler Cove Area



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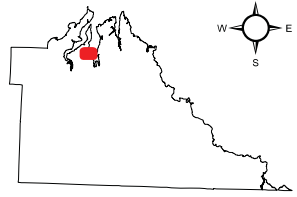
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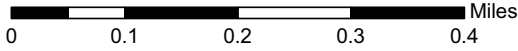
Butler Cove

**Subdivision Moratorium
2009
Wetlands
French Loop & Butler Cove Area**

Thurston County Development Services
Map Created on 9 Feb 2009 - jkb



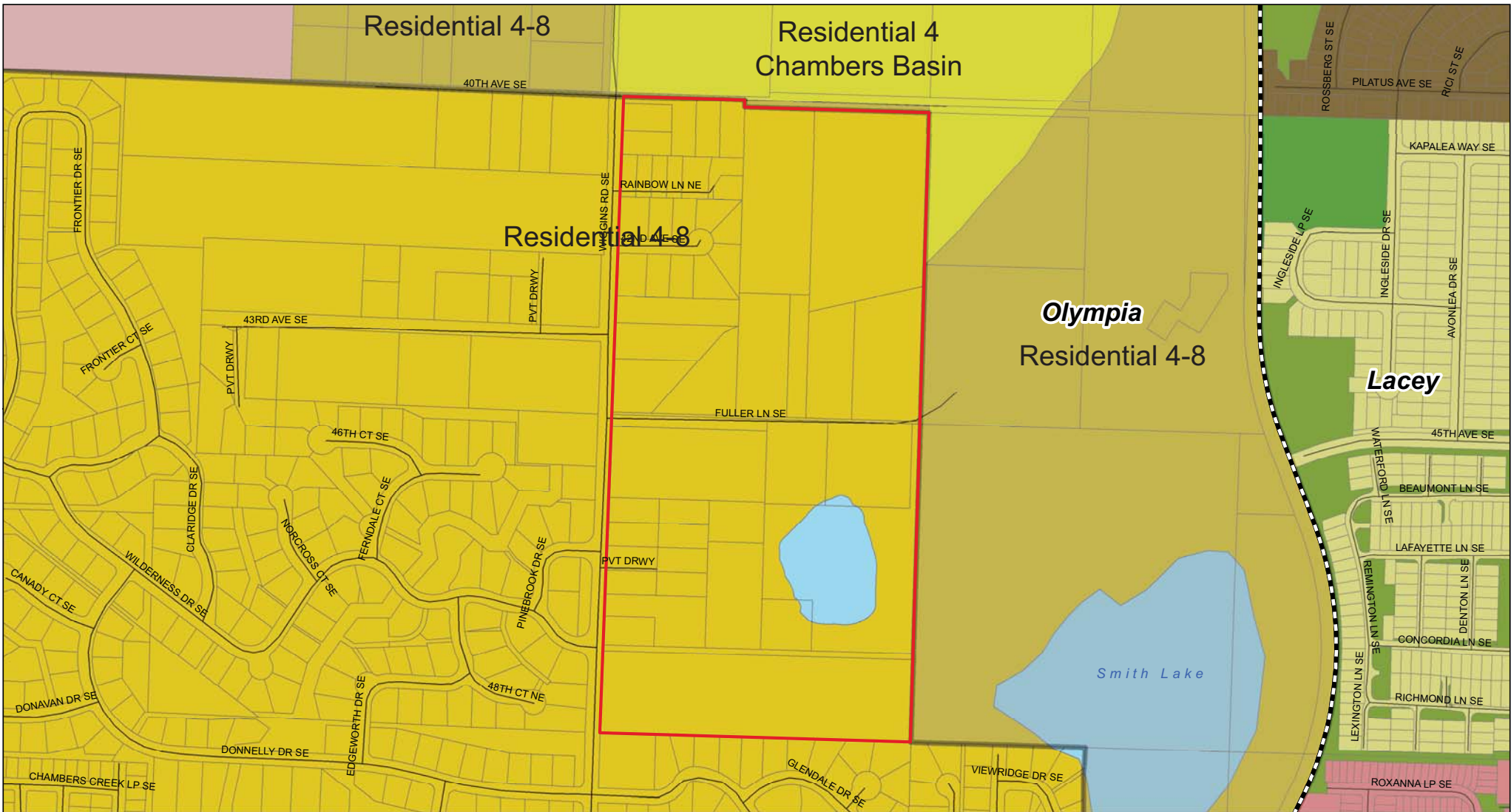
- Wetlands
- Wetlands 300' Buffer



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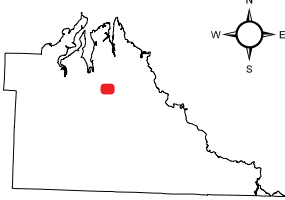
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Subdivision Moratorium

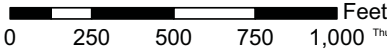
Zoning South Olympia Area



Zoning

- BP - Business Park
- OSI-P - Open Space Park
- OSI-I - Open Space Institutional
- MD - Moderate Density Residential
- LD 3-6 - Low Density 3-6
- NV - Neighborhood Village
- R-4CB - Single Family Residential (Chambers Basin)
- R-4-8 - Residential 4-8

- Moratorium Boundary
- UGA Boundary
- City



Thurston County Planning Department
29 Jun 2011 - jkb

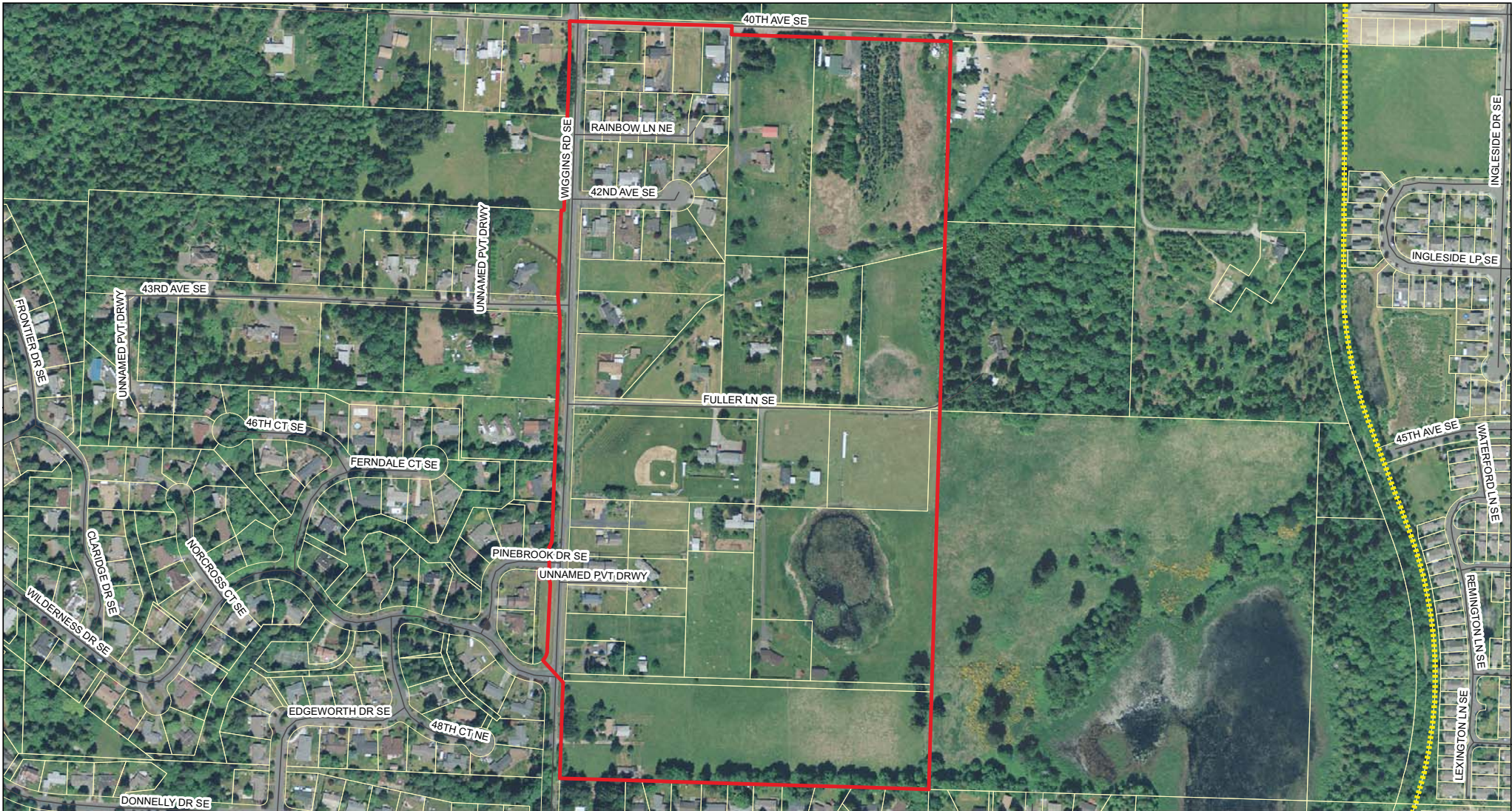


THURSTON COUNTY
WASHINGTON
SINCE 1852

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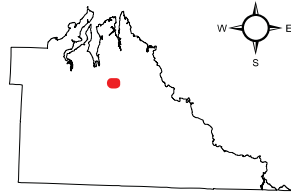
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**Subdivision Moratorium
2009**

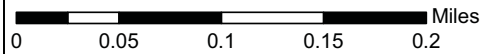
**Aerial Overview
South Olympia Area**

Thurston County Development Services
Map Created on 9 Feb 2009 - jkb



 UGA Boundary

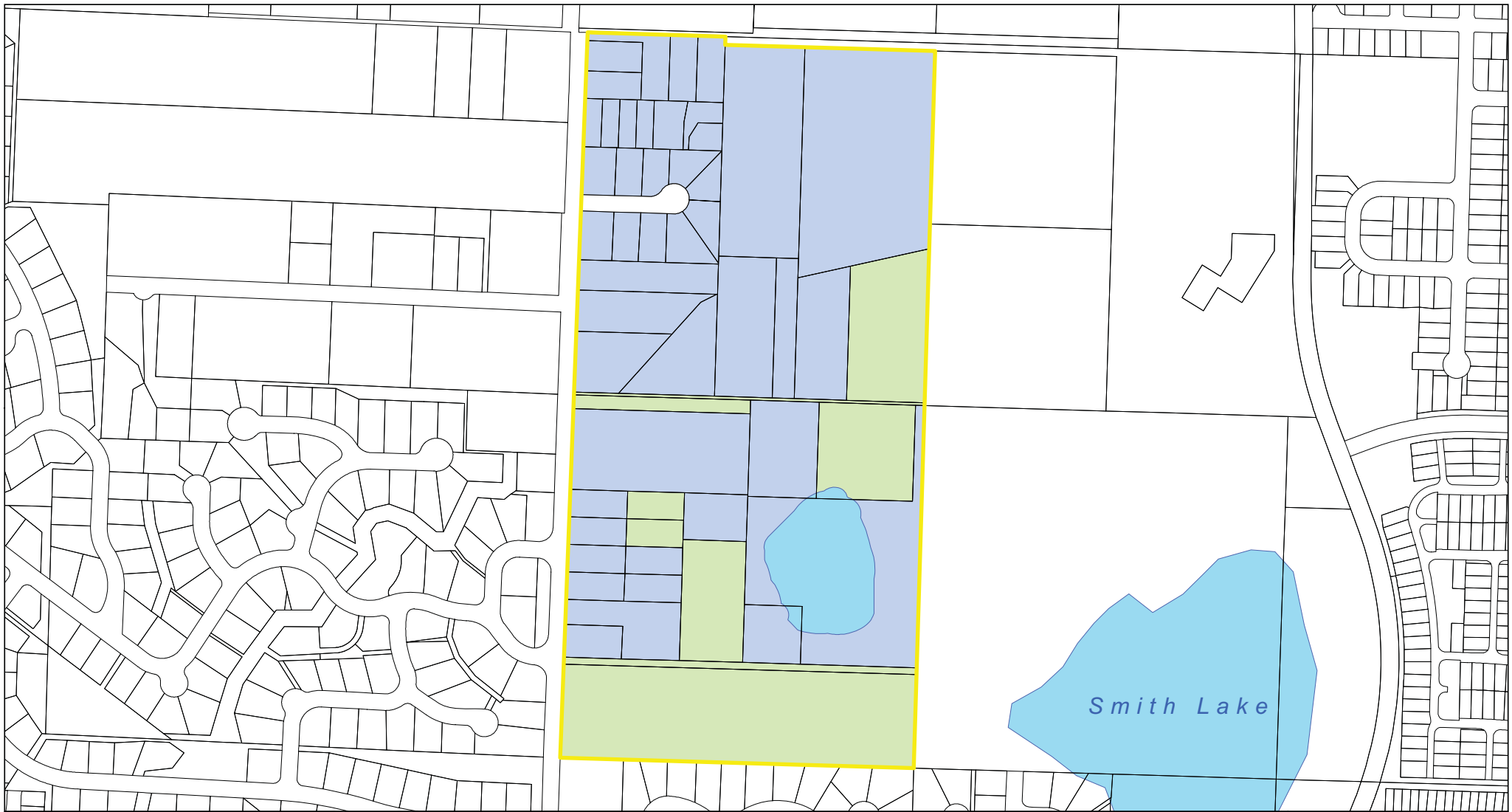
 Moratorium Boundary



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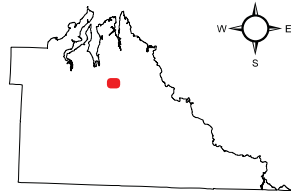
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Subdivision Moratorium

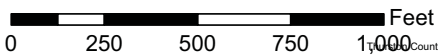
**Land Use - Developed Parcels
South Olympia Area**



Developed Land



Undeveloped/Under-developed Land



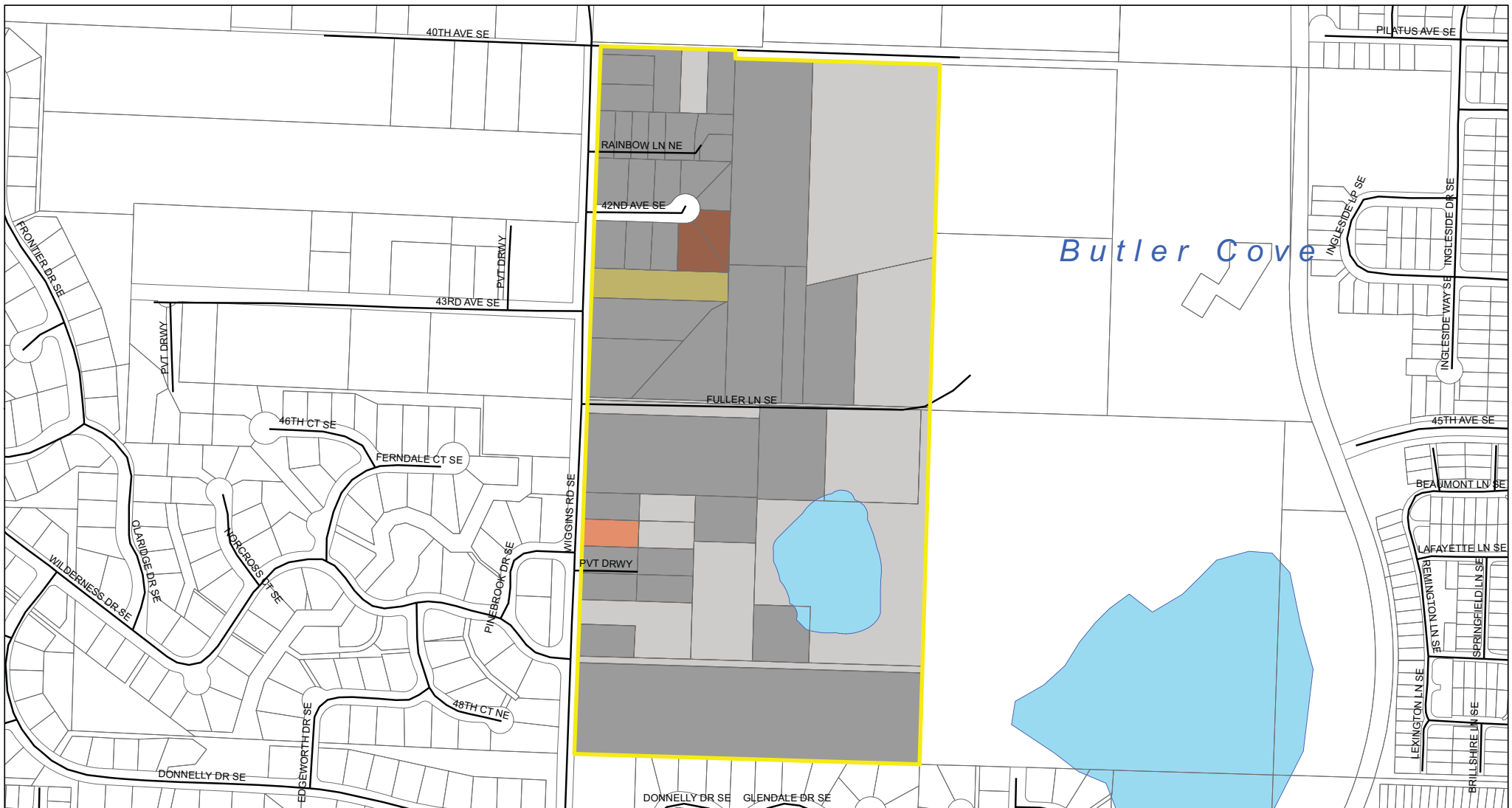
County Planning Department
30 July 2012 - jbt



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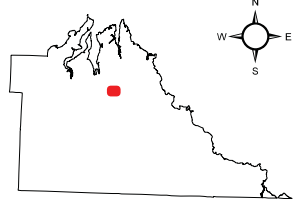
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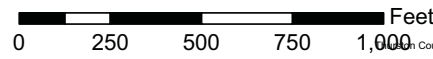
Butler Cove

Subdivision Moratorium
Build Date of Structures
South Olympia Area



Year Structure was Built

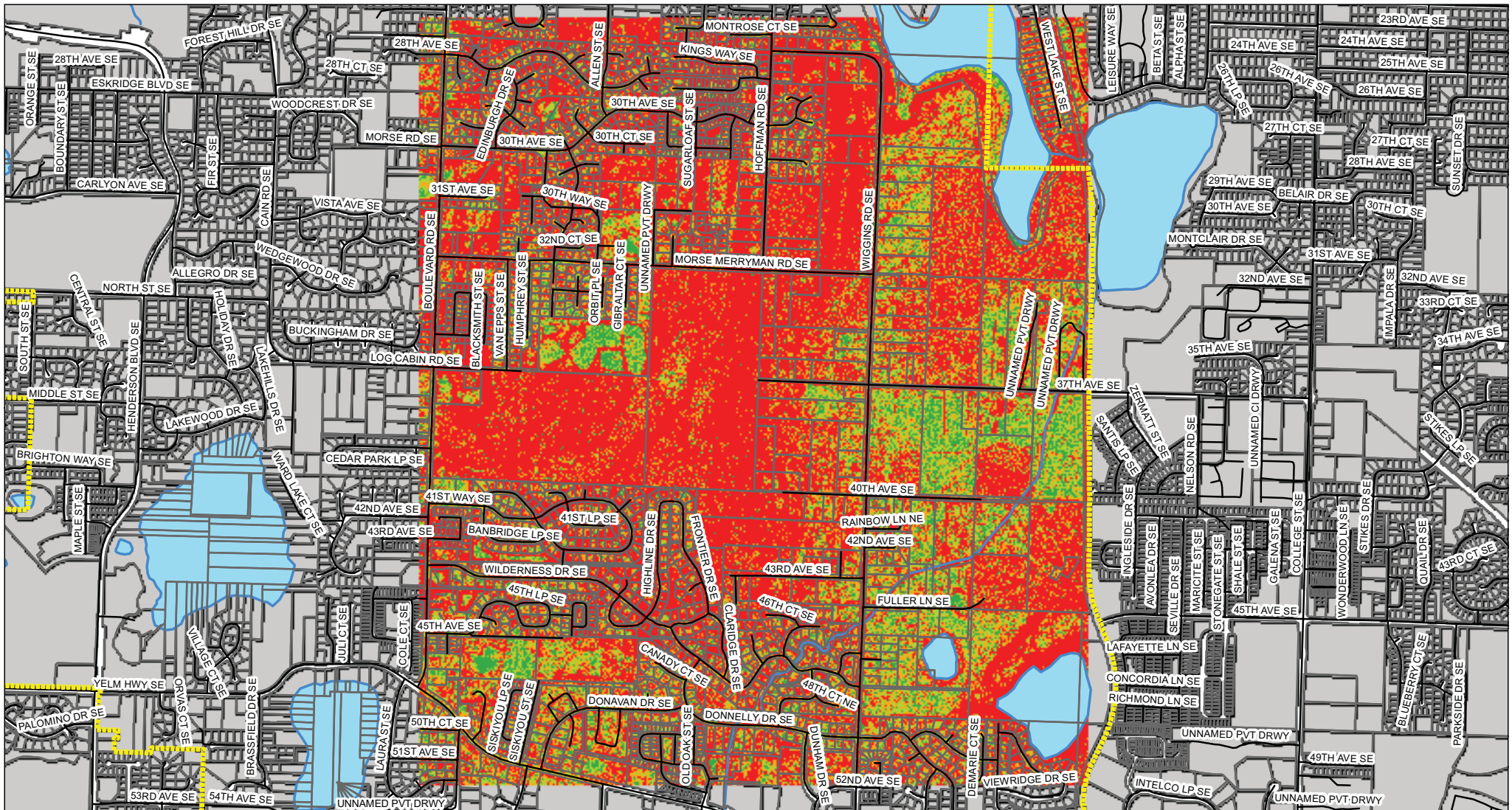
 Unknown or N/A	 1995 - 1998	 2006 - 2008
 Before 1995	 1999 - 2001	 2009 - 2012



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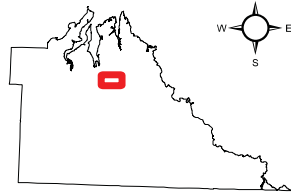
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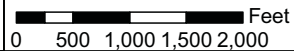


Subdivision Moratorium

Chambers Creek Drainage Slope Analysis South Olympia Area



UGA Boundary



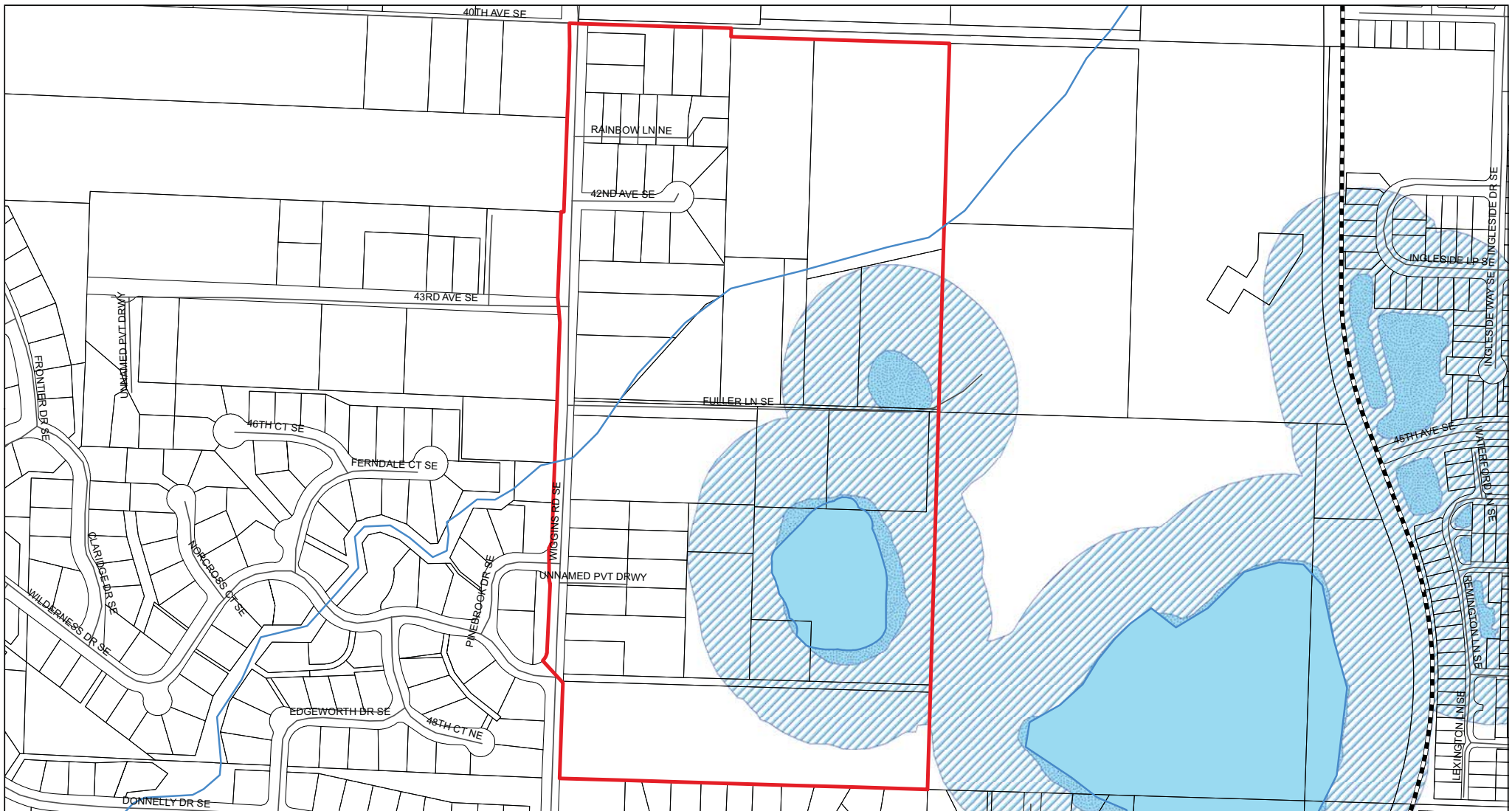
Thurston County Development Services
Map Created on 15 Jan 2009 - jkb



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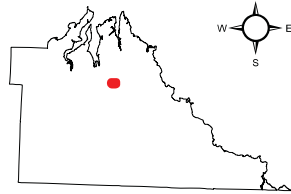
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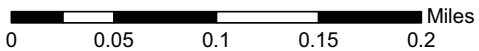
Subdivision Moratorium 2009

Environmental Hazards South Olympia Area

Thurston County Development Services
Map Created on 9 Feb 2009 - jkb



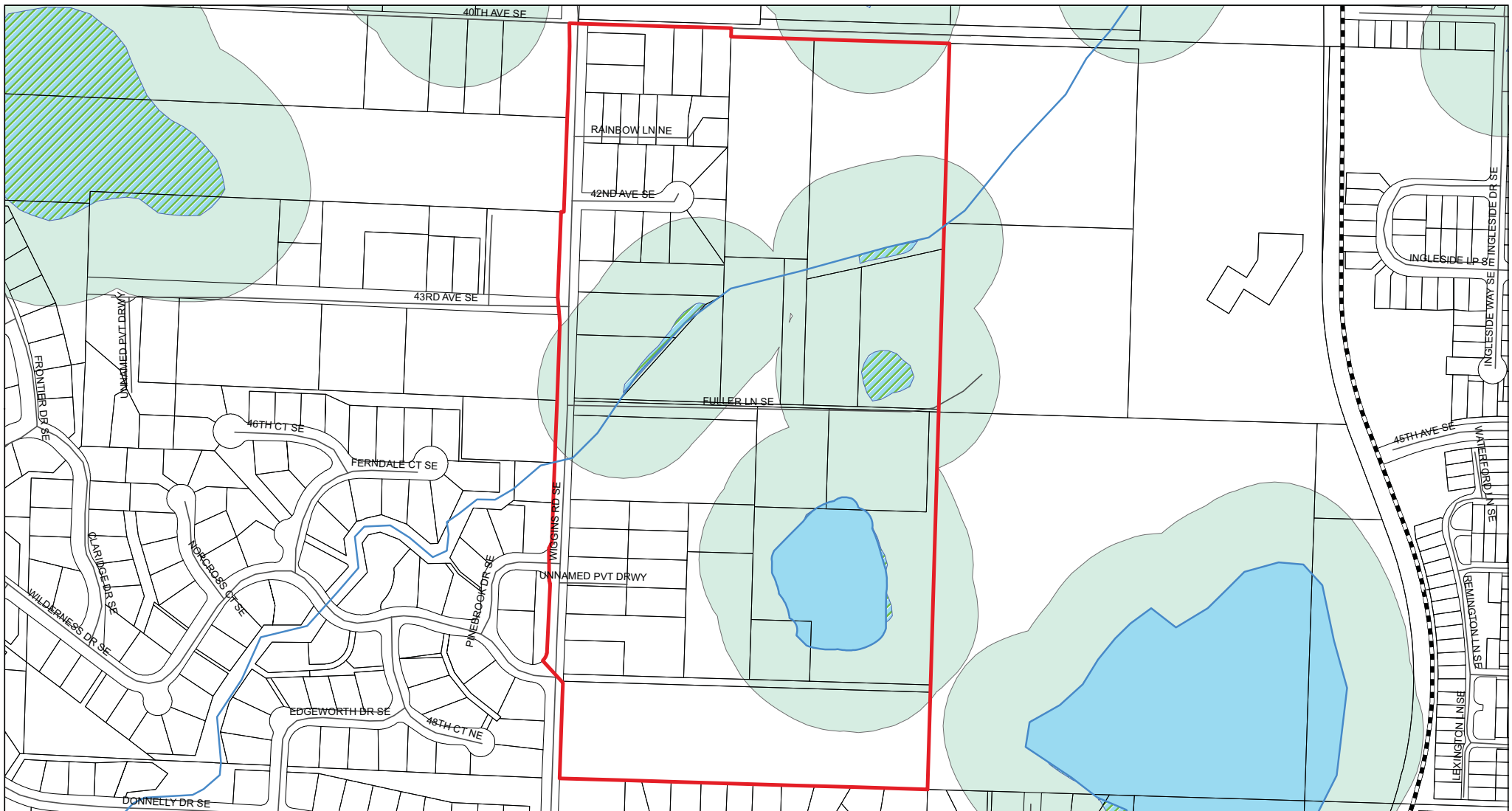
-  High Groundwater Hazard
-  High Groundwater 300' Buffer
-  Moratorium Boundary
-  UGA Boundary



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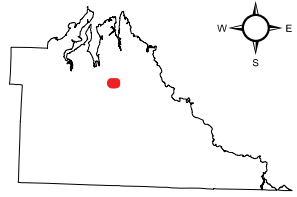
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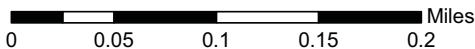


**Subdivision Moratorium
2009**
**Wetlands
South Olympia Area**

Thurston County Development Services
Map Created on 9 Feb 2009 - jkb



-  Wetlands
-  Wetlands 300' Buffer
-  Moratorium Boundary
-  UGA Boundary



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Attachment B: Comprehensive Plan for Olympia and the
Olympia Urban Growth Area Excerpts

- Protect views and features of the regional landscape which are unique to Olympia, such as Budd Inlet, the Capitol Dome, the Black Hills, Mount Rainier, and the Olympic Mountains.

GOAL LU1*. To accommodate the city's expected population growth in a sustainable manner that maintains or improves the community's character, environmental quality, and quality of life.

POLICIES:

- LU 1.1* Focus growth in areas with the capacity to absorb development (i.e., areas with vacant or underutilized land and available utility, street, park and school capacity, or where such facilities can be cost effectively provided); in areas where development will facilitate efficient, effective mass transit service; where adverse environmental impacts can be avoided or adequately mitigated; and where development will enhance the area's appearance or vitality.

- LU 1.2* Avoid high density development where the existing development pattern or terrain are not conducive to walking, bicycling, and frequent transit service; or where new development would have a significant adverse impact upon the habitat within designated sensitive drainage basins. (Ordinance #6140, 08/28/01)

- LU 1.3* Increase the overall housing densities in Olympia, and ultimately in the unincorporated growth area, in order to efficiently use the remaining buildable land while considering environmental constraints; to enable efficient, cost-effective provision of city facilities, services and to enable provision of affordable housing: (Ordinance #6140, 08/28/01)

- a. Establish incentives (e.g., density bonuses) and requirements (e.g., minimum housing densities) in the zoning ordinance to ensure that residential development is sufficiently dense to accommodate the city's anticipated population growth. (Ord. #6140, 08/28/01)

- b. Establish minimum and maximum housing densities for residential districts. Establish minimum densities for the High Density Corridors (see LU17), neighborhood villages and urban villages (see LU9) which provide sufficient residential density to facilitate frequent transit service and to sustain area businesses.

- c. Allow minimum densities to be reduced to the extent necessary to accommodate site constraints (e.g., difficult topography, stormwater drainage problems, aquatic habitat protection or wellhead protection areas) that impede development at higher densities. (See Land Use Designations.) (Ordinance #6140, 08/28/01)

- d. Encourage compact development through density bonuses and by allowing small minimum lot sizes and innovative lot configurations. (See LU 4.2.)

- e. Encourage well-designed "infill" development and redevelopment in established areas which maintains or improves neighborhood character.

POLICIES:

- LU 18.18 Expansion of existing industrial uses should only be permitted within properties currently used for industrial purposes.
- LU 18.19 New industrial uses should be limited to water-dependent or water-related industrial uses (as defined by the Shoreline Master Program). (Ordinance #6140, 08/28/01)
- LU 18.20 New structures along the shoreline should be located and designed to minimize the blockage of views from upland residences and offices.
- LU 18.21 In the event that the rail line adjacent to West Bay Drive is abandoned, consideration should be given to using the southern portion of the rail line right-of-way (near the wildlife tidal lagoon) for an urban trail connecting to the Percival Landing and Deschutes Parkway waterfront facilities. (See the Urban Trails Plan.) (Ordinance No. 5569, 12/19/95; Ordinance #6140, 08/28/01)

LAND USE DESIGNATIONS

This section provides a brief description of the land use designations shown on Map 1-3. Figure 1-5 summarizes the types of uses, densities of development, and building heights generally allowed in under these designations. Figure 1-6 lists the acreage of land area proposed for each land use in each neighborhood. The zoning ordinance will provide more detailed direction regarding the development of these areas, consistent with the policies of this chapter.

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.

Residential Low Impact. This designation provides for mixed density single-family residential development at average housing densities from two to four units per acre, provided that the development avoids adverse impacts upon aquatic habitat and does not create off-site stormwater problems. (Ordinance #6140, 08/28/01)

Residential - 4. This designation provides for single family residential development at densities that will maintain environmental quality and prevent stormwater related problems. Residential development may occur in these areas at densities of up to four units per acre, provided that the applicant demonstrates that stormwater generated by the proposed development can be accommodated without creating off-site problems. (See the Drainage Design and Erosion Control Manual.)

Residential 4-8. This designation provides for single family and townhouse development at densities between four and eight units per acre. Housing on sites without sewer service must be clustered on a portion of the site, consistent with Environmental Health requirements, so that the overall site can achieve a minimum density of four units per acre upon provision of sewer service. (See LU5.)

Residential 6-12. This designation provides for single family, duplex, and townhouse development at densities from six to twelve units per acre. Areas designated for such use should be relatively close to arterials or major collectors with transit service. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types as permitted uses.

Residential Mixed Use. This designation provides for downtown high density housing mixed with commercial uses. The commercial uses are intended to help preserve the residential use of the area by providing retail and personal services within walking distance of the housing.

Residential Multifamily 18. This designation provides for multifamily development at densities averaging eighteen (18) units per acre.

The permitted maximum density will be on or near arterial or collector streets at a density and configuration that facilitates effective and efficient mass transit service, enables affordable housing and is designed to be compatible with adjoining uses including existing and proposed single-family. (Ord. #5757, 12/16/97)

Residential Multifamily 24. This designation provides for multifamily development at densities averaging twenty-four (24) units per acre. The permitted maximum density will be on or near arterial or major collector streets at a density and configuration that facilitates effective and efficient mass transit service, that enables affordable housing and is close to major employment and/or major shopping areas (e.g. the Capital Mall and the Lilly Road medical complex). (Ord. #5757, 12/16/97)

High Density MultiFamily. This designation provides for downtown mid-rise multifamily housing near the center of the City, the Capitol Campus, shopping, and transit. It is intended to encourage dense downtown neighborhoods with a wide range of housing types, prices, and rent levels.

Urban Residential. This designation accommodates 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. (Ordinance #6323, 10/15/2004)

Mixed Density 7-13. This designation provides for a mixture of single and multifamily development at densities averaging seven to thirteen units per acre. The zoning ordinance may establish requirements for the minimum proportions of various types and densities of residential uses in projects developed under this designation. Neighborhood centers may be established in these districts subject to the policies of this chapter.

Mixed Density - 10-18. This designation provides for multifamily housing averaging ten to eighteen units per acre. Neighborhood centers may be established in these areas, consistent with applicable policies in this chapter.

Neighborhood Centers. This designation provides for the development of neighborhood centers, which will typically include neighborhood oriented convenience businesses and a small park (see Figure 1-1). The locations for neighborhood centers shown on Map 1-3, Future Land Use are approximate, but are intended to apply within the bounds of the districts in which they appear on the map. The exact location and mix of uses of the centers in these areas will be established at the time of project approval, consistent with applicable policies and requirements. Additional neighborhood centers may be established consistent with the policies of this chapter and other applicable regulations. (See LU9.)

Neighborhood Commercial. This designation provides for specific neighborhood convenience commercial uses in residential areas, [to be defined in the zoning ordinance]. [Language in brackets not adopted by Thurston County Board of County Commissioners.]

Community Oriented Shopping Center. This designation provides for the development of community-oriented shopping centers. Such centers will typically contain a supermarket and drug store, and a variety of personal and professional services scaled and oriented to serve the surrounding neighborhood (e.g., 1-1/2 mile radius). On larger sites, residential uses may be incorporated into the site design. The zoning ordinance will provide standards for the development of such districts to ensure that they are compatible with adjoining uses.

Neighborhood Village. This designation provides for a compatible mix of single and multifamily housing (averaging seven to thirteen units per acre) and a neighborhood center. This designation will enable development of innovative residential communities offering a wide variety of compatible housing types and densities,

neighborhood convenience businesses, recreational uses, open space, trails and other amenities that are seldom achieved under conventional, segregated zoning districts. Specific requirements for the siting and relationship of the various land uses, dwelling types, and densities in these developments will be established in the zoning ordinance, consistent with the applicable policies of this chapter. The actual mix and arrangement of uses will be established by the project's binding site plan. (See page LU10.)

Land under this designation may be redesignated for another use upon demonstration that the site is not viable for development of a neighborhood village due to site conditions, infrastructure or street capacity or, in the case of multiple ownerships, land assembly problems.

Urban Villages. This designation provides for the development of urban villages. Urban villages are essentially the same as neighborhood villages, except the commercial component is bigger and caters to a larger area. (See LU10.)

Land under this designation may be redesignated for another use upon demonstration the site is not viable for development of an urban village due to site conditions or inadequate infrastructure or street capacity.

Medical Services. This designation provides for medical services and facilities, associated uses, and moderate to high density housing.

Professional Office/MultiFamily. This designation accommodates a wide range of offices, services, limited retail uses specifically authorized by the applicable zoning district and moderate-to-high density multifamily housing in structures as large as four stories. (Ord. #5757, 12/16/97)

General Commercial (GC). This designation provides for commercial uses and activities which are heavily dependent on convenient vehicle access but which minimize adverse impact on the community, especially on adjacent properties having more restrictive development characteristics. The area should have safe efficient access to major transportation routes, but discourage extension of "strip" development by filling in available space in a way that

accommodates and encourages pedestrian activity. (Ord/ #5757, 12/16/97)

High Density Corridor-1 (HDC-1). This designation provides for a mix of office, moderate to high-density multifamily residential, and small-scale commercial uses. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. (Ord. 6073, 12/12/00)

High Density Corridor-2 (HDC-2). This designation provides for a mix of office, medium intensity commercial and moderate to high-density multifamily residential uses. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. (Ord. 6073, 12/12/00)

High Density Corridor-3 (HDC-3). This designation provides for a mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses. Neighborhood and community shoppers will be encouraged to frequent these areas. As redevelopment occurs the access and needs of pedestrians, bicyclists, transit riders and motorists should be addressed. (Ord. 6073, 12/12/00)

High Density Corridor-4 (HDC-4). This designation provides for a mix of high-intensity commercial, offices, and high-density multifamily residential uses. Over time this area will transform into a more dense form of community activity centers and as continuous a street edge as possible which balances the access needs of pedestrians, bicyclists, transit riders and motorists. (Ord. 6073, 12/12/00)

Urban Waterfront. This designation provides for a compatible mix of commercial, light industrial, limited heavy industrial, and multifamily residential uses along the

waterfront, consistent with the Shoreline Master Program for Thurston Region. (Ord. #5757, 12/16/97)

Urban Waterfront – Housing (UW-H). This designation provides for a neighborhood of residential housing with limited retail/commercial/office. This area is intended to help meet city housing density goals for downtown, and sustainability goals through the use of land for housing in a location – and at a density – that makes the use of a car a choice and not a necessity. Housing in these high amenity areas will: contribute to downtown vitality; result in well-designed buildings on continuous street edges; link one area with another; encourage pedestrian activity; add resident surveillance of public spaces to increase safety and decrease vandalism or other security problems; and help the city achieve land use, transportation, environmental and housing goals. Development with 200 feet of the shoreline are subject to The Shoreline Master Program for the Thurston Region as amended. (Ord. #6195, 07/03/02)

Light Industrial. The designation provides for light industrial uses (e.g., assembly of products, warehousing) and compatible, complementary commercial uses.

Industrial. The designation provides for heavy industrial development, such as manufacturing, transportation terminals and bulk storage, and complementary commercial uses. Much of the land under this designation is subject to the provisions of the Shoreline Master Program for Thurston Region.

Downtown Business (DB). This designation provides for a wide range of activities that make downtown Olympia the cultural, civic, commercial and employment heart of the community. A dense mix of housing, pedestrian oriented land uses and design and proximity to transit make a convenient link between downtown, the State Capitol, the waterfront, and other activity centers in the region. The scale, height and bulk of development reinforces downtown Olympia's historic character, buildings, places and street layout. (Ord. #5757, 12/16/97)

Capitol Campus and Commercial Services - High Density. This designation contains the State of Washington Capitol Campus and areas where limited commercial services and high density multifamily can enhance activities near chief employment centers such as the Capitol Campus, Downtown Business District and Central Waterfront. The zoning ordinance will establish building height limits which protect views of the Capitol Dome. (Ord. #5757, 12/16/97)

Manufactured Housing Park. This designation is intended to provide suitable locations for retaining existing manufactured housing parks or allowing for the development of new ones. This designation should also allow other residential forms that are comparable to manufactured housing parks in development intensity, such as single-family homes, duplexes, townhouses, and the like. (Ord. #5661, 12/26/96.)

Planned Unit Development (Ord. #5757, 12/16/97)

Evergreen Park Development. This designation provides for development and use of properties in Evergreen Park Planned Unit Development in accordance with the original project approval granted by Ordinance No. 3544 and all subsequent amendments thereto, including, but not limited to, Ordinance Nos. 3579, 3730, 3776, 4835, and 5215.

FIGURE 1-5

LAND USE CATEGORIES

(Ord. #5661, 12/26/96; Ord. #5757, 12/16/97; Ord. #6073, 12/12/00; Ord. #6140, 08/28/01, Ord. 5#6195, 07/03/02, Ord. #6323, 10/15/04)

CATEGORY	TYPICAL LAND USES ALLOWED	ALLOWABLE DENSITY (UNITS PER ACRE)				
		MINIMUM ⁴ DENSITY	MINIMUM ¹ AVERAGE DENSITY	MAXIMUM AVERAGE DENSITY	MAXIMUM DENSITY	MAXIMUM HEIGHT
Residential 1-5 (Thurston County)	Single-Family Houses	0.2	0.2	0.2	1/5 acre	2 stories
Residential - 4	Single-Family Houses	---	---	---	4	2 stories
Residential - 4-8	Single-Family ⁵ and Townhouses	4	---	---	8	2 stories
Residential - 6-12	Single-Family ² , Duplexes, Townhouses and Condos	6	---	---	12-14	2 stories
Residential Low Impact	Single-Family, Duplexes, and Townhouses	2	--	4	4	3 stories
Residential Multifamily 18	Single-Family, Townhouses, Condos and Apartments, Manufactured Housing Parks	---	Manufactured Housing Parks: 5; All others: 8-18	8	24	3 stories
Residential Multifamily 24	Single-Family, Townhouses, Condos and Apartments, Manufactured Housing Parks	---	Manufactured Housing Parks: 5; All others: 8-18	18	30 ⁶	3 stories
Residential Mixed Use	All Residential Types, Plus Small Scale Retail and Personal Services	---	---	---	None	3-5 stories
Urban Residential	Residential Plus Limited Commercial	---	---	---	None	3-8 stories
High Rise Multifamily	Single-Family, Townhouses, Condos and Apartments	---	---	---	None	5 stories
Neighborhood Center	Neighborhood Commercial Uses, Apartments, Condos, Townhouses, Parks, Civic Uses	7	---	---	24	3 stories
Neighborhood Retail ⁷	Neighborhood Oriented Commercial, Existing Commercial Uses.	---	---	---	---	2 stories
Urban Village	Single-Family ² , Townhouses, Condos, Apartments, Neighborhood Center, Supermarket	---	7	14	24 ³	3 stories
Neighborhood Village	Single-Family ² , Townhouses, Apartments, Condos, Neighborhood Center	---	7	13	24 ³	3 stories
Community Oriented Shopping Center	Community oriented supermarket, personal and professional services and residential uses.	---	7	13	24	3 stories
Mixed Density 7-13	Single-Family ² , Townhouses, Condos, Apartments and Manufactured Housing Parks	---	7	13	24 ³	4 stories
Mixed Density 10-18		---	10	18	30 ³	4 stories
Medical Services	Medical Offices, Limited Commercial, Townhouses, Condos and Apartments	7	---	---	None	6 stories
High Density Corridor-1 (HDC-1)	Mix of office, moderate to high-density multifamily residential and small-scale commercial uses.	--	--	--	None	3
High Density Corridor-2 (HDC-2)	Mix of office, medium intensity commercial and moderate to high-density multifamily residential uses.	--	--	--	None	3
High Density Corridor-3 (HDC-3)	Mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses.	--	--	--	None	3-6 Stories
High Density Corridor-4 (HDC-4)	Mix of high-intensity commercial, offices, and high-density multifamily residential uses.	--	--	--	None	3-6 Stories
PORM & PUD	Offices, Townhouses and Apartments	7	---	---	None	3-4 stories
Downtown Business	Commercial, Office, Apartments, Townhouses and Condos	7	---	---	None	8 stories
General Commercial	Commercial, Office, Apartments, Townhouses and Condos	7	---	---	None	3-6 stories
Urban Waterfront	Limited Industrial, Marinas, Hotels, Apartments, Townhouses, Condos, Offices and Retail Businesses	7	---	---	None	5 stories
Urban Waterfront - Housing	Condos, apartments, townhouses, limited retail, commercial, office	15	--	--	None	5-7 stories ⁵
Light Industrial	Light Manufacturing and Warehouses	---	---	---	---	5 stories
Industrial	Heavy Industrial Uses	---	---	---	---	5 stories
Capitol Campus and Commercial Services - High Density	State Government	---	---	---	---	---
Manufactured Housing Park	Mobile/manufactured Housing Parks, Manufactured Housing on Individual Lots, Single-family ² , Duplexes, Townhouses and Condos	5	--	--	12-14	2 stories

¹ Densities are calculated based upon net buildable residential areas. Environmentally critical areas are excluded. Minimum densities may be reduced as necessary to accommodate other site constraints such as poor drainage or difficult topography.

² Includes zero lot line development and other innovative lot types.

³ This refers to the maximum density of individual project components (e.g., an apartment building may have 24 units per acre, but overall the development cannot exceed the maximum average density allowed for the site.)

⁴ See page 52 in Land Use and Urban Design for clarification of City and County adopted definition.

⁵ Height and building configurations have been established for specific blocks in this land use category.

Attachment C: Olympia UGA Zoning Ordinance, Thurston
County Title 23, Excerpts

Chapter 23.04

RESIDENTIAL DISTRICTS

Sections:

- 23.04.020 Purposes.
- 23.04.040 Permitted, special, and prohibited uses.
- 23.04.060 Residential districts' use standards.
- 23.04.080 Residential districts' development standards.
- 23.04.090 Additional regulations.

23.04.020 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 transit; and enable development of affordable housing;
5. To enable community residents to reside and work within walking or bicycling distance of mass 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 Olympia Joint 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 One Unit per Five Acres (R 1/5). To provide for low-density residential development in designated sensitive drainage basins.

2. Residential Low Impact Two to Four Units per Acre (RLI 2-4). To provide for residential development in designated sensitive drainage basins.

3. Residential Four Units per Acre (R-4). 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 Four to Eight Units per Acre (R 4-8). To accommodate single-family houses and townhouses 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 transit service; and to help maintain the character of established neighborhoods;

5. Residential Six to Twelve Units per Acre (R 6-12). To accommodate single-family houses, duplexes and townhouses, at densities between six and twelve units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets;

6. Mixed Residential Seven to Thirteen 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 thirteen 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 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 Ten to Eighteen 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 eighteen 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 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 Eighteen Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen units per acre, along or near (e.g., one-fourth 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 transit service; and to enable provision of affordable housing. (Ord. 1257 (part), 2001; Ord. 1124 § 3 (part), 1996)

23.04.040 Permitted, special, and prohibited uses.

A. Permitted and Special Uses. Table 4.01, Permitted and Special Uses, identifies land uses in the residential districts which are permitted outright (P) or subject to a special use permit (S). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section 23.04.060, 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 23.04.080, development standards, and Chapter 23.48, Special Uses.)

B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 4.01 as permitted or special uses are prohibited. However, the department may authorize unlisted uses consistent with Section 23.02.080, 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 23.02, General provisions);

b. Mobile homes, except in approved mobile home/manufactured home parks or when used as emergency housing or contractors' offices consistent with Section 23.04.060(29), Temporary Uses;

c. Habitation of recreational vehicles;

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.

2. All Residential Districts. Conversion of residences to a commercial use (not including home occupations). (Ord. 12577 (part), 2001; Ord. 11867 § 4 (part), 1998; Ord. 11274 § 3 (part), 1996)

**Table 4.01
Permitted and Special Uses**

District	R1/5	RLI 2-4	R- 4	R 4- 8	R 6- 12	MR 7-13	MR 10-18	RM 18	Applicable Regula- tions
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
1. Single-Family Housing									
Accessory dwelling units	P	P	P	P	P	P	P	P	23.04.060(1)
Co-housing	P	P	P	P	P	P	P	P	23.04.060(6)
Cottage housing	P	P		P	P	P	P	P	23.04.060(8)
Manufactured/mobile home parks (rental spaces)							S	S	23.04.060(16)
Manufactured homes	P	P	P	P	P	P	P	P	23.04.060(15)
Single-family residences	P	P	P	P	P	P	P	P	
Townhouses	P	P	P	P	P	P	P	P	23.64
2. Multifamily Housing									
Apartments		P				P	P	P	23.04.060(14)
Boarding homes		P					P	P	
Dormitories	P	P					P	P	
Duplexes - existing	P	P	P	P	P	P	P	P	23.04.060(10)
Duplexes	P	P			P	P	P	P	
Fraternities, sororities	P	P					P	P	
Group homes with six or fewer clients and confi- dential shelters	P	P	P	P	P	P	P	P	23.04.060(11) 23.04.060(23)
Group homes with seven or more clients	S	S		S	S	S	S	S	23.04.060(11)
Lodging houses								P	
Nursing/convalescent homes	S	S		S	S	S	S	S	23.04.060(19)
Retirement homes						P	P	P	
3. Commercial									
Child day care centers			S	S	S	S	P	P	23.04.060(4)
Commercial printing									
Drive-in and drive-through businesses—existing									23.04.060(10)
Food Stores									
Hardware Stores									

Table 4.01 (Cont.)

District	R1/5	RLI 2-4	R-4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	Applicable Regulations
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
Home occupations (including adult day care, elder care homes, family child care homes, and bed and breakfast houses)	P	P	P	P	P	P	P	P	23.04.060(12)
Hospice Care	S	S				S	S	S	23.04.060(13)
Nursery (retail and/or wholesale sales)	S	S	S	S	S	S	S	S	23.04.060(7)
Laundries									
Offices									
Personal Services									
Pharmacies									
Restaurants, without Drive-In and Drive-Through									
Servicing of Personal Apparel and Equipment									
Specialty Stores									
Veterinary Clinics	P	P	P	P	P				23.04.060(10)
4. Accessory Uses									
Accessory Structures	P	P	P	P	P	P	P	P	23.04.060(2)
Large Garages				S	S	S	S	S	23.04.060(2)
Satellite Dish/Antennae	P	P	P	P	P	P	P	P	23.04.060(27)
5. Recreational Uses									
Community Parks and Playgrounds	S	S	S	S	S	S	S	S	23.04.060(20)
Country Clubs	S	S	S	S	S	S	S	S	
Golf Courses			S	S	S	S	S	S	
Neighborhood Parks	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
Open Space—Public	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
Racing and Performing Pigeons		S	S	S	S				23.04.060(25)
Stables, Commercial and Private—Existing			S	S					23.04.060(10)
Trails—Public	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
6. Agricultural Uses									
Agricultural Uses	P	P	P	P	P	P	P	P	
Greenhouses, Bulb Farms	S	S	S	S	S	S	S	S	23.04.060(7)
7. Temporary Uses									
Contractor Offices	P	P	P	P	P	P	P	P	23.04.060(29)
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
Emergency Housing	P	P	P	P	P	P	P	P	23.04.060(29)
Garage/Yard Sales	P	P	P	P	P	P	P	P	23.04.060(29)

Table 4.01 (Cont.)

District	R1/5	RLI 2-4	R-4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	Applicable Regulations
Model Homes	P	P	P	P	P	P	P	P	23.04.060(29)
Outdoor Art and Craft Shows	P	P	P	P	P	P	P	P	23.04.060(29)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	23.04.060(29)
Residence Rented for Social Event, 7 times or more in 1 year	S	S	S	S	S	S	S	S	23.04.060(29)
Rummage or Other Outdoor Sales	P	P	P	P	P	P	P	P	23.04.060(29)
8. Other									
Animals	P	P	P	P	P	P	P	P	23.04.060(3)
Cemeteries			S	S	S	S	S	S	23.04.060(5)
Community Clubhouses	P	P	P	P	P	P	P	P	
Crises Intervention	S	S	S	S	S	S	S	S	23.04.060(9)
Fraternal Organizations									
Historic House Museum			S	S	S	S	S	S	
Parking Lots and Structures									23.38.220 and 23.38.240
Places of Worship	S	S	S	S	S	S	S	S	23.04.060(21)
Public Facilities	S	S	S	S	S	S	S	S	23.04.060(22)
Public Facilities-Essential	S	S	S	S	S	S	S	S	23.04.060(23)
Schools	S	S		S	S	S	S	S	23.04.060(28)
Mineral Extraction-Existing				S		S			23.04.060(10)
Utility Facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(24)
Wireless communication facilities and other antenna support structures	S	S	S	S	S	S	S	S	Chapter 20.33
Workshops for Disabled People	S	S		S	S	S	S	S	23.04.060(18)

Legend:

P = Permitted use

R 4-8 = Residential 4-8

MR 10-18 = Mixed residential 10-18

S = Special use

R 6-12 = Residential 6-12

RM 18 = Residential multifamily 18

R-4 = Residential 4

MR 7-13 = Mixed residential 7-13

(Ord. 13058 § 38, 2003)

Table 4.04
Residential Development Standards

23.04.080

District	R-5	RLI2-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Maximum housing density (in units per acre)	1/5	4	4	8	12	24	30	24	23.04.080A
Maximum average housing density (in units per acre)	---	4	4	8	12	13	18	18	23.04.080A2
Minimum average housing density (in units per acre)	---	2	---	4	6	7	10	Manufactured housing Parks = 5 All others = 8	23.04.080B
Minimum lot size	4 acres = residential use 5 acres = nonresidential use	2,000 SF minimum, 3,000 SF average = townhouse 4,000 SF = zero lot 6,000 SF = duplex 7,200 SF = multifamily 5,000 SF = other	2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF minimum, 3,000 SF average = townhouse	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 7,200 SF = duplex 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 9,000 SF = multifamily 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 = multifamily 4,000 SF = other	1,600 = cottage 3,000 = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 SF = other	23.04.080C 23.04.080D 23.04.080E 23.04.080F Chapter 23.64 (Townhouses)
Minimum lot width	20' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex	30' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex 80' = multifamily	50' except: 22' = 1 story townhouse 18' = 2 story townhouse	50' except: 35' = cottage 45' = zero lot 22' = 1 story townhouse 18' = 2 story townhouse	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 80' = duplex	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	---	23.04.080D1 23.04.080F 23.04.080G

Table 4.04 (Cont.)

District	R-5	RLJ2-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Minimum front yard setbacks	20' except: 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'	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'	23.04.080H
Minimum rear yard setbacks	10' except: 50' for agricultural buildings with farm animals	10' except: 50' for agricultural buildings with farm animals	25'	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, wedge shaped lots and zero lots	15' except: 10' for cottages, wedge shaped lots and zero lots; 20' with alley access	10' except: 15' for multifamily	23.04.080D 23.04.080F 23.04.080H
Minimum side yard setbacks	5' except: 10' along flanking streets provided garages are set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets provided garages are set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking street except garages shall be set back 20'; 6' on one side of zero lot; 50' for agricultural building with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 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 be set back 20'; 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 be set back 20'; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R 4'8, or R 6-12 district	23.04.080H

Table 4.04 (Cont.)

District	R-5	RL12-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Maximum building height	35'	3 stories or 40', whichever is less, except: 16' for accessory buildings	2 stories or 35', whichever is less, except: 16' for accessory buildings	2 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	2 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage	4 stories or 45', whichever is less, except: 25' for cottage; 16' for accessory buildings	4 stories or 45', whichever is less, except: 25' for cottage; 16' for accessory buildings	3 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage	23.04.080J
Maximum building coverage	45%=lots of 10,000 sq.ft. 25%=lots 10,001 sq.ft. to 1 acre 6% = 1.01 acre or more	45%	35%	45% = .25 acre or less 40% = .26 acre or more	55% = .25 acre or less 40% = .26 acre or more	45%	50%	50%	
Maximum impervious surface coverage	45%=lots of 10,000 sq.ft. 25%=lots 10,001 sq.ft. to 1 acre 6% = 1.01 acre or more	45%	35%	55% = .25 acre or less 50% = .26 acre or more 60% = townhouses	65% = .25 acre or less 50% = .26 acre or more 70% = townhouses	70%	70%	70%	
Minimum open space	60%	60%		450 SF/unit for cottage developments	450 SF/unit for cottage developments	30% for multifamily cottage developments 450 SF/unit for cottage developments	30% for multifamily cottage developments 450 SF/unit for cottage developments	30%	23.04.080J

Legend:

SF = Square feet MR 10-18 = Mixed Residential 10-18

R-4 = Residential-4 --- = No regulation

MR 7-13 = Mixed Residential 7-13 R 6-12 = Residential 6-12

Zero lot = A lot with only one side yard RM 18 = Residential Multifamily-18

R 4-8 = Residential 4-8 R 1/5 = Residential 1/5 RLI = Residential Low Impact 2-4