

Ordinance No. 7444

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING TITLE 4, FEES AND FINES, TITLE 13, PUBLIC SERVICES, TITLE 15, IMPACT FEES, TITLE 16, BUILDINGS AND CONSTRUCTION, TITLE 17, SUBDIVISIONS, AND TITLE 18, UNIFIED DEVELOPMENT CODE, OF THE OLYMPIA MUNICIPAL CODE, RELATED TO MIDDLE HOUSING, ACCESSORY DWELLING UNITS, AND CO-LIVING HOUSING

WHEREAS, the City of Olympia Comprehensive Plan update, adopted in December 2014, as amended (the 2014 Comprehensive Plan), identified a need to accommodate 20,000 new residents by the year 2035; and

WHEREAS, the 2014 Comprehensive Plan establishes that population growth will be accommodated within the City's existing Urban Growth Area (UGA) to avoid sprawl through encroachment into designated rural or resource lands located beyond the UGA boundary; and

WHEREAS, the 2014 Comprehensive Plan directs the majority of new residential growth will be accommodated in the three areas identified as High Density Neighborhoods Overlay on the Future Land Use Map; and

WHEREAS, the 2014 Comprehensive Plan identifies the need for infill residential development in existing neighborhoods by allowing for a broader variety of housing types that would be compatible with existing neighborhoods in the areas designated as Low Density Neighborhoods; and

WHEREAS, given that the City plans for population growth consistent with the Future Land Use Map in the 2014 Comprehensive Plan and the anticipated densities of these designations, and given the requirements for new development depending on the scale of the proposed projects, adequate public services and facilities are available to serve this development or the development will not be approved; and

WHEREAS, the 2014 Comprehensive Plan identifies multiple ways in which the City will accommodate future growth, including through future development of the three high density neighborhood overlay areas and through residential infill in existing neighborhoods. The 2014 Comprehensive Plan does not identify a particular order in which to address these needs. The Downtown High Density Neighborhood Overlay was the subject of a subarea plan known as the Downtown Strategy. A subarea plan was completed for the Capital Mall Triangle area. The third high density neighborhood overlay area will be the subject of future subarea planning efforts. The proposed amendments in this Ordinance address the need to provide for infill residential in the Low Density Neighborhoods; and

WHEREAS, the proposed amendments in this Ordinance are to provide housing opportunities to serve a portion of the population growth currently anticipated by the 2014 Comprehensive Plan and in the 2025 Comprehensive Plan Update, which is anticipated to be adopted in December, 2025 (the 2025 Comprehensive Plan); and

WHEREAS, effective July 2023, the Washington State Growth Management Act (36.70A, RCW) was amended by the adoption of House Bill 1110 to add requirements for cities to address middle housing; and

WHEREAS, effective July 2023, the Washington State Growth Management Act (36.70A, RCW) was amended by the adoption of House Bill 1337 to add requirements for cities to address accessory dwelling units; and

WHEREAS, effective June 2024, the Washington State Growth Management Act (36.70A, RCW) was amended by the adoption of House Bill 2321 to add further requirements for cities to address middle housing; and

WHEREAS, effective June 2024, the Washington State Growth Management Act (36.70A, RCW) was amended by the adoption of House Bill 1998 to add requirements for cities to address co-living housing; and

WHEREAS, the proposed amendments in this Ordinance are designed to meet or exceed the state requirements for a city of Olympia's size that is fully planning under the Growth Management Act; and

WHEREAS, the City of Olympia currently has a population between 25,000 and 75,000, making Olympia a "Tier 2" city under the Growth Management Act, as amended by the legislation identified above ("Tier 1" cities are those with a population of 75,000 or more). As a Tier 2 city, Olympia is subject to the provisions of the minimum residential densities of at least two units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies; the development of at least four units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies, within one-quarter mile walking distance of a major transit stop; and, the development of at least four units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies, if at least one unit is affordable housing; and

WHEREAS, the City of Olympia must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes; and

WHEREAS, the City of Olympia must allow co-living housing as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development; and

WHEREAS, the proposed amendments in this Ordinance allow for four dwelling units per lot on all lots zoned predominantly for residential use (unless zoning permitting higher densities or intensities applies). Furthermore, the proposed amendments allow up to six dwelling units per lot on all lots zoned predominantly for residential use (unless zoning permitting higher densities or intensities applies), if at least two units are for affordable housing or when the subject property is within one-half mile distance of a frequent transit route; in thus allowing four and six dwelling units, the City is meeting the standard applicable to Tier 1 cities and providing even more housing opportunities than that required by state law. In addition, the proposed amendments incentivize the development of more housing, particularly ADUs and middle housing, by making allowances for additional building height and stories and greater impervious services on lots, including an opportunity to increase impervious and hard surface lot coverages for new housing units upon approval of an engineered stormwater plan that demonstrates conformance with the core requirements of the Drainage Design and Erosion Control Manual; and

WHEREAS, in order to comply with the language as written in the Growth Management Act for these provisions, the proposed amendments may allow for the density of the underlying zone to be exceeded on a particular lot in some cases, however the City has appropriate measures in code to ensure the City monitors the achieved densities in the areas designated as Low Density Neighborhood in the Future Land Use Map in the 2014 Comprehensive Plan in order to allow the City to take appropriate actions, if needed, to maintain consistency between the achieved development patterns and the densities anticipated in the 2025 Comprehensive Plan; and

WHEREAS, the proposed amendments maintain neighborhood compatibility with the low-density neighborhoods description of the City's 2014 Comprehensive Plan by increasing the variety of housing

types allowed. Further, the City has taken measures to ensure new infill development is compatible with existing neighborhoods by standardizing the development regulations that apply to these housing types, such as building heights, building setbacks from property lines, number of stories, and low impact development stormwater standards. Neighborhood character and scale compatibility issues with new development will be addressed by the application of other zoning standards, such as setbacks, lot coverages, and maximum building heights of other housing types in the same zoning district if needed; and

WHEREAS, the stormwater standards of proposed development or redevelopment of the housing types allowed in low density neighborhood areas are slightly increased. The portion of a lot that could be covered by building footprints, impervious surfaces, or hard surfaces are the same whether the property owner builds a single-family home or middle housing unit allowed in the zoning district the property is located within. The impacts from stormwater are addressed through such zoning development standards, the building codes, and the Engineering Development and Design Standards; and

WHEREAS, the City plans for population growth, infrastructure needs, and the provision of urban governmental services under its Comprehensive Plan and related master plans. The master plans (water system plan, transportation plan, storm and surface water plan, wastewater management plan, etc.) are based on the anticipated population growth and Future Land Use Map development patterns of the -2014 Comprehensive Plan and the anticipated 2025 Comprehensive Plan. These proposed amendments are consistent with and implement the infill policies of the Plan; and

WHEREAS, the City retains development regulations to protect environmentally sensitive areas, such as the Critical Areas Ordinance and low impact development stormwater standards; and

WHEREAS, the City strives to provide opportunities for housing that are affordable for people at all income levels. These proposed amendments are one way to provide additional housing opportunities more broadly across the City but most of these units are not required to be subsidized or low income housing; and

WHEREAS, the housing types allowed by the proposed amendments are likely to be more practical housing options for many community members by better aligning housing opportunities with the changing demographics of Olympia residents - such as lower household sizes and makeup. Almost 22 percent of households in Olympia are couples with no children, and almost half (48.6 percent) are one-person or non-family households. Over 50 percent of Olympia residents are renters. The housing options allowed by the proposed amendments will help the City keep pace with, and provide for, the changing needs of the community; and

WHEREAS, the City of Olympia updated its middle housing webpage for this planning proposal in July of 2024, as a means of providing project information and updates to the public that was accessible at the public's convenience; and

WHEREAS, the first draft of the middle housing code amendments was issued on January 28, 2025, and posted on the project webpage; and

WHEREAS, the City sent an email to all Parties of Record on January 29, 2025, to inform them that the first public draft was available online for review; and

WHEREAS, the City issued E-Newsletters to all members subscribed to the Planning and Development listserv on January 29, 2025 (first draft available), March 6, 2025 (question and answer virtual meeting), April 1, 2025 (community survey open), April 22, 2025 (survey timeline extended), June 11, 2025 (survey results and public hearing scheduled), and August 12, 2025 (public hearing); and

WHEREAS, a Notice of Proposal was sent to all Recognized Neighborhood Associations on February 7, 2025, and the designated contacts for each Recognized Neighborhood Association were asked to share the information with its members; and

WHEREAS, the City issued Email updates to all Parties of Record for this planning process on November 14, 2025 (process update), January 29, 2025 (first draft available), March 5, 2025 (question and answer public meeting and frequently asked questions information), April 1, 2025 (community survey open), April 22, 2025 (survey timeline extended), May 6, 2025 (affordable housing forum), June 9, 2025 (survey results and public hearing draft available), and September 22, 2025 (next steps); and

WHEREAS, the City provided an update about the proposed code amendments under consideration to the Council of Neighborhood Associations on February 10, 2025; and

WHEREAS, the City provided an update about the proposed code amendments under consideration to the South Capital Neighborhood Association on March 19, 2025; and

WHEREAS, the City issued an updated Frequently Asked Questions summary after the Questions and Answers public meeting and posted the summary to the project webpage on April 23, 2025; and

WHEREAS, City staff provided a briefing on the proposal to the City's Planning Commission on April 21, 2025; and

WHEREAS, City staff provided a briefing on the proposal to the City's Heritage Commission on April 23, 2025; and

WHEREAS, on February 3, 2025, the proposed amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Development Regulation amendments as required by RCW 36.70A.106; and

WHEREAS, on May 2, 2025, the City of Olympia issued a Determination of Non-Significance pursuant to the State Environmental Policy Act (SEPA) on the proposed amendments; and

WHEREAS, City staff provided briefings to, and received feedback from, the City Council's Land Use and Environment Committee on the proposal on June 20, 2024, August 15, 2024, February 20, 2025, and July 24, 2025; and

WHEREAS, on August 8, 2025, notice of the public hearing for the proposed amendments was provided to all Recognized Neighborhood Associations with the City of Olympia pursuant to Chapter 18.86 OMC, Neighborhood Association Recognition and Notification; and

WHEREAS, on August 8, 2025, notice of the public hearing for the proposed amendments was published in The Olympian newspaper pursuant to Chapter 18.70 OMC, Administration – Procedures for Land Use Permits and Decisions; and

WHEREAS, on August 18, 2025, the Olympia Planning Commission held a public hearing on the proposed amendments; and

WHEREAS, the Olympia Planning Commission deliberated on August 18 and September 15, 2025, and provided to the City Council its recommendation to approve the proposed amendments, with revisions; and

WHEREAS, on October 23, 2025, the Land Use and Environment Committee reviewed the proposed amendments and the Planning Commission recommendation and recommended approval of the proposal with the recommendations from the Planning Commission and additional revisions; and

WHEREAS, the proposed amendments are consistent with the Olympia 2014 Comprehensive Plan and other chapters of Title 18 OMC; and

WHEREAS, the proposed amendments have been reviewed pursuant to the Rezones and Text Amendments process outlined in Chapter 18.70 OMC; and

WHEREAS, the Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (December 2006) was reviewed and used by the City in objectively evaluating the proposed development regulations amendments; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 4.24.010(B). Olympia Municipal Code Subsection 4.24.010(B) is hereby amended to read as follows:

B. WASTEWATER (SEWER)

1) LOTT Charges

LOTT wastewater monthly service charge	\$46.14 per ERU	OMC 13.08.190
--	-----------------	-------------------------------

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

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

2) City of Olympia Monthly Sewer Charges

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

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

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

	0 – 500 cf	\$33.20 per month	
	501 – 700 cf	\$33.20 per month plus \$0.1021 per cf	OMC 13.08.190
	701 cf and above	\$53.62 per month	
c.	Residential accounts not included in A) or B) above	\$26.81 per ERU	OMC 13.08.190
d.	Nonresidential accounts are billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU are billed at the rate of \$0.0383 per 1 cf. for local collection system.	\$26.81 per ERU	OMC 13.08.190
3)	City of Olympia General Facility Charge (subject to 50 percent discount for qualifying low-income housing)		
	Wastewater (Sewer) general facility charge	\$4,338 per ERU	OMC 13.08.190 OMC 13.08.205
	Wastewater (Sewer) general facility charge for properties on public combined sewers and in the Downtown Deferred General Facility Charge Payment Option Area	\$1,869.01 per ERU	OMC 18.08.190 OMC 13.08.010 OMC 13.08.205

Section 2. Amendment of OMC 13.08.190(B). Olympia Municipal Code Chapter Subsection 13.08.190(B) is hereby amended to read as follows:

- B. For purposes of subsection (A) of this section, the term “equivalent residential unit” or “ERU” means:
1. One single-family residence on an individual lot: one ERU; or
 2. One single-family residence with one accessory dwelling unit on an individual lot: one ERU; or
 3. One single-family residence with two accessory dwelling units on an individual lot: one ERU; or
 4. One mobile home on an individual lot, or one mobile home space in a mobile home or trailer park: one ERU; or
 45. Duplex on one lot: two ERUs; or
 56. Residential structure having more than two living dwelling units on one lot:
 - a. seven-tenths of an ERU per living dwelling unit; or
 - b. one-half of an ERU per dwelling unit in co-living housing (as defined in OMC 18.02.180).

67. With respect to uses other than residential, one ERU is designated for each 900 cubic feet for LOTT wastewater service charges and 700 cubic feet for public sewer charges per month of water consumed or sewage discharged as measured at the source; provided, that for volumes in excess of 900 cubic feet per month and 700 cubic feet per month, the service charge per 100 cubic feet is computed at the rate of one-ninth of the LOTT wastewater service charge, plus one-seventh of the public sewer charge; and
78. With respect to an account consisting of both residential and nonresidential uses, the residential uses are charged as set forth in subsections (B)(1) through (5) of this section and the nonresidential uses are charged an additional one ERU; provided, that if the total monthly volume of the account exceeds the number of ERUs computed pursuant to this subsection times 900 cubic feet for LOTT wastewater service charges and 700 cubic feet for local collection charges, the charge per 100 cubic feet for the account are computed at the rate of one-ninth of the LOTT wastewater service charge, plus one-seventh of the public sewer charge.

Section 3. Amendment of OMC 15.04.040(A). Olympia Municipal Code Subsection 15.04.040(A) is hereby amended to read as follows:

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

Section 4. Amendment of OMC 16.60.070(D). Olympia Municipal Code Subsection 16.60.070(D) is hereby amended to read as follows:

- D. For all development projects, the following standards and provisions shall apply.
1. Timing of tree removal. Tree removal proposals will be reviewed and a decision issued concurrently with other development permits, as applicable.
 2. When determining where to establish a required Soil and Vegetation Protection Area or retain trees when a Soil and Vegetation Protection Area (SVPA) is not required, locations with healthy soils, native understory vegetation, and mature trees in good condition shall have priority over development when there are feasible and prudent location alternatives on site for proposed building structures or other site improvements. This may require site redesign including, ~~but not limited to:~~ redesign of streets, sidewalks, stormwater facilities, utilities; changing the shape and size of the parking lot; reducing or limiting proposed site grading; and changing the locations of buildings or building lots.
 3. If existing trees and vegetation meet the requirements for the required landscaping, they shall have priority over and may substitute for the required landscaping pursuant to the guidelines established in Chapter [18.36](#) Landscaping and Screening.

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

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

SVPAs may also meet requirements for stormwater management, landscape buffering, and screening when planting requirements and plant selection are appropriate for the site conditions and are demonstrated to be able to achieve the intended purpose of the applicable requirements.
5. For ~~residential multi-family~~ developments:
 - a. In zoning districts with a maximum density of 12 units per acre or less, of five (5) units or more a minimum of 50% percent of the required minimum tree density shall is encouraged to be met in a designated Soil and Vegetation Protection Area(s).
 - b. In zoning districts with a maximum density of 13 units per acre or more, a minimum of 50 percent of the required minimum tree density must be met in Soil and Vegetation Protection Area(s). Alternative layouts may be approved provided equal or better tree, soil, and vegetation protection can be achieved.
 - c. ~~Soil and Vegetation Protection Areas~~SVPAs may also meet requirements for stormwater management, landscape buffering, and screening when planting requirements and plant selection are appropriate for the site conditions and are demonstrated to be able to achieve the intended purpose of the applicable requirements.
6. Soil and Vegetation preservation priority. In designing a development project and in meeting the required minimum tree density, the applicant shall preserve ~~Soil and Vegetation Protection Areas~~SVPAs that include the following in order of priority. In all situations, trees to be preserved must be healthy, windfirm, and appropriate to the site at their mature size, as identified by a qualified professional forester.
 - a. Landmark Trees.
 - b. Specimen Trees.
 - c. Critical Areas and Buffers. Trees located within critical areas, critical area buffers, or adjacent to buffers. Those trees within critical area buffers may account for up to 50 percent of the required tree density; except within the Green Cove Basin those trees within critical areas and critical area buffers may account for up to 100 percent of the required tree density.
 - d. Significant Wildlife Habitat. Trees located within or buffering Significant Wildlife Habitat.
 - e. Healthy Soils and Native Vegetation. Native vegetation with associated healthy soils and understory.
 - f. Other individual trees or groves of trees.

7. On ~~a sites-site~~ where there are currently inadequate numbers of existing trees, where the trees are inappropriate for preservation, the soils are poor (unsuitable, disturbed, compacted etc.), or there are significant invasive species, as determined by the Urban Forester, then replacement tree planting, soil amendment, and understory mitigation ~~shall be~~ required. In designing a development project and in meeting the required minimum tree density, the following areas ~~shall~~ must undergo mitigation in the following order of priority:
 - a. Critical Area Buffers, Significant Wildlife Habitat. Within or adjacent to Critical Areas and Significant Wildlife habitat areas.
 - b. Soil and Vegetation Protection Areas. Within designated Soil and Vegetation Protection Areas'; may also include stormwater facility areas and areas of required landscaping.
 - c. Stormwater retention/detention ponds. Adjacent to stormwater retention/detention ponds.
 - d. Landscaping. For residential subdivisions this may include entrance landscaping, traffic islands, separate deeded tree tracts, and other common areas.
 - e. Individual residential building lots.

Section 5. Amendment of OMC 16.60.070(G). Olympia Municipal Code Subsection 16.60.070(G) is hereby amended to read as follows:

- G. For residential subdivisions, trees may be removed from individual building lots concurrent with the clearing of the proposed rights-of-way(s), and other frontage improvements, with the following provisions:
 1. The Urban Forester has determined that the existing trees, on the proposed individual lots, are inappropriate for retention due to tree condition, soils, topographic constraints, proposed small lot size, and/or the size of the trees at maturity.
 2. Clearing operations ~~shall~~ must be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, shrubs, ground cover and stumps ~~shall~~ must be maintained on the individual lots, where feasible. Where infeasible appropriate erosion control practices ~~shall~~ must be implemented pursuant to the Drainage Design and Erosion Control Manual for Olympia.

Section 6. Amendment of OMC 16.60.070(H). Olympia Municipal Code Subsection 16.60.070(H) is hereby amended to read as follows:

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

The tree must meet the following criteria:

- a. Tree is causing obvious, physical damage to private or public property, including ~~but not limited to:~~ sidewalk, curb, road, parking lot, building foundation, roof, or stormwater infiltration or treatment system; or
- b. Tree has been damaged by past maintenance practices, ~~that~~ and the damage cannot be corrected with proper arboricultural practices;

2. The problems associated with the tree ~~must be~~ such that they cannot be corrected by any other reasonable practice. Including ~~but not limited to~~ the following:
 - a. Pruning of the crown or roots of the tree and/or, structural changes to a building, parking lot, sidewalk, or other site modifications to alleviate the problem.
 - b. Pruning, bracing, cabling, to reconstruct a healthy crown.

Section 7. Amendment of OMC 16.60.080(A). Olympia Municipal Code Subsection 16.60.080(A) is hereby amended to read as follows:

A. Minimum Tree Density Requirement Established.

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

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

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

Section 8. Amendment of OMC 16.60.080(B). Olympia Municipal Code Subsection 16.60.080(B) is hereby amended to read as follows:

- B. Tree Density Calculation. Specific Tree Density calculations and replacement tree standards are delineated in the City of Olympia's Urban Forestry Manual. Table 16.60.080 A shows the required minimum tree density and replacement tree requirements for various activities.
1. Developing properties are required to meet a minimum tree density of 30 tree units per acre.
 2. Developed Commercial/Industrial/ Large Multifamily (~~5-seven~~ units or more) properties, proposing an addition or other site disturbance are required to replace a minimum tree density of one tree unit for every 500 sq. ft. of site area to be disturbed and ~~3-three~~ tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the entire site. For the purpose of determining required replacement trees, site area disturbed ~~shall include~~includes: installation or expansion of a building or other structure; drilling; and site alterations such as those due to land surface mining, dredging, grading, construction of earthen berms, paving, improvements for use as parking or storage, excavation or clearing.
 3. Developed Commercial/Industrial/Large Multifamily (~~5-seven~~ units or more) properties, proposing tree removal are required to replace ~~3-three~~ tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the site.
 4. Undeveloped property proposing a conversion option harvest are required to meet a minimum tree density of 200 tree units per acre.

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

Section 9. Amendment of OMC Table 16.60.080A. Olympia Municipal Code Table 16.60.080A is hereby amended to read as follows:

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

TABLE 16.60.080A		
Proposed Activity	Tree Replacement Requirements	Required Minimum Tree Density for the Parcel
New Development	30 tree units per acre	30 tree units per acre
Developing Single-family commercial, industrial, mixed use, or residential (multifamily up to 4 units) projects (see OMC 16.60.070.D)	30 tree units per acre	30 tree units per acre
Developed Properties	30 tree units per acre	30 tree units per acre
Developed Commercial/Industrial/ <u>Large Multifamily (more than 47 units or more)</u> proposing an addition or other site disturbance	1 tree unit for every 500 sq. ft. disturbed and 3 tree units for every one tree unit proposed for removal	30 tree units per acre
Developed Commercial/Industrial/ <u>Residential Multifamily (more than 4 units)</u> proposing tree removal	3 tree units for every 1 tree unit proposed for removal	30 tree units per acre
Conversion Option Harvest	Site must remain at a minimum tree density of 200 tree units per acre.	200 tree units per acre
<u>Green Cove Basin or RLI Zoning District</u>		
New Developments in Green Cove Basin or RLI land use zone, or both	220 tree units per acre	220 tree units per acre

Section 10. Addition of OMC 17.33.010. Olympia Municipal Code Section 17.33.010 is hereby added to read as follows:

OMC 17.33 – Unit Lot Subdivisions

17.33.010 Unit Lot Subdivisions.

A. Purpose.

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

B. Applicability.

1. Only sites located in residential zoning districts may be subdivided into individual unit lots pursuant to this section. Residential types with stacked dwelling units are not eligible for unit lot subdivision within the structure. Stacked units may be in unit lots as long as each unit is wholly within the unit lot. For example, two stacked units may be included on the same unit lot, as long as both units are completely within the unit lot.
2. For previously developed lots, unit lot subdivision may be used to provide fee-simple ownership, provided that all buildings or structures are legally established, and provided the subdivision does not increase nonconformity to any City ordinance, or state or federal law. Inconsistency of existing development with the provisions of this section is not justification for a variance under OMC 18.66.

C. Deviation from Dimensional Standards.

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

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

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

G. Approval Criteria. The proposal is subject to the following:

1. The existing units have met the unit provisions in place at the time of development. There is no requirement to review density at the time of application for a Unit Lot Subdivision.
2. Each unit lot must have access and service as required by utility providers.
3. Each unit lot must have perpetual access to any shared amenity space required per the applicable development standards for the underlying zoning district for the development type.
4. All units must have pedestrian access to an adjacent right-of-way, with a minimum access easement as required per the applicable pedestrian access standards of OMC 18.04.080(L).
5. Parking must be calculated and designed for each unit lot in compliance with OMC 18.38.100, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat, or other recorded agreement.

- 1-6. Access and utility easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association must be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities, underground utilities; common open space (such as common courtyard open space); pedestrian facilities; exterior building facades and roofs; and other similar features, and must be recorded with the Thurston County Auditor on the face of the plat or in a separate document at the time the plat is recorded.
- a. The City may require that a homeowners' association, meeting the standards of regulating utilities, be established and maintained when utilizing shared facilities.
 - b. The City may require separate tracts for common areas, access, and utilities in lieu of multiple easements.
7. Subdivision of zero-lot-line developments must provide a building maintenance easement on adjacent lots for external walls, eaves, chimneys, and other architectural features that rest directly on or within five feet of the lot line. The maintenance easement must be shown on the face of the plat.
8. The final plat map must contain all required elements for final plat in OMC 17.24. In addition, the plat must include the following:
- a. The areas and locations of all public and private streets and ways, parent and unit lot lines, utilities, public and private street improvements, open spaces, and other items specified by OMC 17.40;
 - b. The site development, driveways, parking layout, landscaping, lighting, signs, building perimeters and building elevations; and
 - c. The use and type of proposed buildings.
9. The final plat must include the following informational notes prominently:
- a. All applicable notes in RCW 58.17.060(3) and conditions of approval;
 - b. Unit lots may not be further subdivided.
 - c. Unit lots are not separate buildable lots independent of the parent lot; and
 - d. Replacement or remodeling of structure(s) or improvements (e.g. patios) on the unit lots, when within the footprint of development in place at the time of unit lot subdivision approval, is allowed, and
 - e. Tree removal or additional development on the individual unit lots, must comply with conditions of approval and may be limited as a result of the application of development standards to the parent lot or other applicable regulations. Such applications are reviewed in consideration of the parent lot and its ability to continue to satisfy development standards.

Section 11. Amendment of OMC 18.02.180(D). Olympia Municipal Code Subsection 18.02.180(D) is hereby amended to read as follows:

D. DEFINITIONS - SPECIFIC.

Dangerous Waste. Any discarded, useless, unwanted or abandoned substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:

- a. Have short-lived, toxic properties that may cause death, injury or illness or have mutagenic, teratogenic or carcinogenic properties; or
- b. Are corrosive, explosive, flammable or may generate pressure through decomposition or other means. (See also Hazardous Waste, Extremely.)

Date of Filing. The date that a complete and accurate application is submitted and appropriate fees paid.

Days. Consecutive calendar days unless otherwise stated.

Decorative Grille Work. Grille work which through the use of material, geometric pattern, configuration, embellishment, or artisanship exceeds the normal functional requirements. Parallel vertical bars - resembling a jail cell pattern - are not considered decorative grille work.

Dedication. The deliberate appropriation of land by an owner(s) for any general and public uses, reserving to themselves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property is to be devoted. The intent to dedicate must be evidenced by the owner by the presentment for filing of a final plat, short plat, or binding site plan which shows the dedication thereon. Acceptance by the public must be evidenced by written approval issued by the City of such document for filing with the County Auditor.

Deficiency, Application. A deficiency includes an element or information which is absent, is inaccurate or in some other aspect does not conform with applicable regulations and standards, and supplemental information or studies required to review an application. Erroneous or misleading information intentionally included in an application constitutes a deficiency.

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

Design. The planning and engineering of street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; vehicle access; grading; land to be dedicated for park or recreational purposes; building and other accessory physical requirements.

Design Review. The evaluation of a site, building, landscape design plan or sign program submitted to the Design Review Board or staff, which may approve or deny the plan in part, or make further design recommendations based upon adopted guidelines.

Design Review Board. A committee with a balance of design professionals (architecture, planning, engineering, landscape architecture) and citizens who are appointed by the City Council.

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

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, clearing or land disturbance; or any change of use or extension of the use of land. (See also Improvement.)

Development Area, WCF. The area occupied by a wireless communications facility including areas inside or under the following: an antenna support structure's framework, equipment cabinets, ancillary structures and access ways.

Development Code. A text incorporating areas of regulation more typically presented in separate zoning and subdivision ordinances and related chapters of the Municipal Code.

Development Coverage. Except where the context indicates otherwise, "development coverage" has the same meaning as impervious coverage.

Development Permit. Any land use permit which must be approved prior to the improvement and development of land or structures.

Director. The Director of the City of Olympia Community Planning and Development Department, and the Director's designees.

District or Zone. A specific area designated on the official zoning map of the City as one of the use districts as provided for in this title; such area is subject to all the requirements and regulations applicable to such district.

Dormitory. A residential structure intended principally for sleeping accommodations, where no individual kitchen facilities are provided, and which is related to an educational or public institution or is maintained and operated by a non-profit welfare organization.

Drinking Establishment. A business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including night clubs, bars, and taverns. A lounge operated as part of a restaurant is considered to be accessory to the restaurant.

Drinking Water Protection Area. See OMC [18.32.205](#).

Drip Line. An imaginary ground line around a tree or building that defines the outermost limits of the tree canopy or building roof eave.

Drive-in Theater. An open lot devoted primarily to the showing of motion pictures.

Drive-Through Restaurant. See Restaurant, Drive-Through.

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

a. Dwelling, Conventional.

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

cooking, sanitation and sleeping. ADUs can be attached to, within, or detached from the principal unit.

- ii. Apartment. A dwelling within a structure designed and used for occupancy by three (3) or more individual persons or families living independently of each other on the same lot. These can include a variety of multi-unit configurations such as triplexes, fourplexes, and a mixture of multiple individual three-plus unit combinations on a lot.
- iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter 18.20 RCW. It may not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)
- iv. Cooperative Housing. Cooperative housing developments consist of two (2) or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.
- iv. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.
- vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area(s). Any two units within a cottage housing development may be attached as a duplex. Four or more small dwelling units on a lot with a common open space, where the common open space is at least 20 percent of the project size and where the common open space is owned in common. The dwelling units must be detached, except that any two units within a cottage housing development may be attached. When compatible in scale, form, and character with single-family houses, cottage housing is a type of middle housing.
- vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four (4) or more individual persons or families living independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing. When compatible in scale, form, and character with single-family houses, courtyard apartments are a type of middle housing.
- vii. Large multifamily dwelling. A multifamily dwelling (as defined below) with seven or more dwelling units.
- viii. Middle Housing: Duplex/Triplex/Fourplex/Fiveplex/Sixplex. One (1) building containing two/three/four/five/six (respectively) single family separate dwelling units totally separated from each other by a one-hour fire wall or floor per the adopted building codes. Buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

- ~~ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)~~
- ix. Manufactured Home. A single-family residence constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.
- xi. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.
- xii. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.
- ~~xii.xi. Multifamily Dwelling. A single dwelling unit in a structure or structures with multiple dwelling units on the same lot. Multifamily dwelling units may have complete, independent provisions for living, sleeping, cooking, and sanitation; or may have shared kitchen or other facilities. This includes middle housing on one lot.-~~
- xiii. Single-Family Dwelling. A single dwelling unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation on its own lot.
- ~~xiv. Stacked Flat. Dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned (through a condominium process). When compatible in scale, form, and character with single-family houses, stacked flats are a type of middle housing.~~
- xiv. Co-Living Housing. A type of residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Also known as congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites. A building consisting of dwellings of one room and with shared bathroom facilities, and cooking facilities that are either in the room or shared. (See also Boarding Home, Lodging House and Bed and Breakfast.)
- ~~xvi. Townhouse. Buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter 18.64. When compatible in scale, form, and character with single-family houses, townhouses are a type of middle housing.~~

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

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

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

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

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

b. Dwelling, Transient.

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

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

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

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

iv. Short-Term Rental. A lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or a portion thereof, is offered or provided to a guest by a short-term rental

operator for a fee for fewer than thirty consecutive nights. (This definition has the same meaning as RCW [64.37.010](#)(9)). (See also Short-Term Rental Operator).

- vi. Short-Term Rental – Homestay. A type of short-term rental wherein rooms are rented within a dwelling unit that is occupied by a property owner or long-term rental tenant residing in that dwelling unit.
 - vii. Short-Term Rental – Vacation Rental. A type of short-term rental wherein an entire dwelling unit or portion thereof is rented and there is no property owner or long-term tenant residing in that dwelling unit.
 - viii. Trailer House. See Recreational Vehicle.
- c. Dwelling, Assisted Living. Any home or institution, however named, that is advertised, announced, or maintained for the express or implied purpose of providing board and domiciliary care to three or more persons needing assistance with activities of daily living and who are not related by blood or marriage to the operator, under the provisions of Chapter 18.20 RCW or other state laws. Such homes or institutions must comply with all state licensing requirements and are subject to the same development regulations that would apply to the structure(s) if used for conventional residential use.
- i. Adult Day Care Home. A residence in which adults (at least 18 years in age) and who are not related to the caregiver stay for no more than 12 hours per day. Emergency medical care may be provided in such facilities, but not convalescent care. (See also Convalescent Home and Elder Care Home.)
 - ii. Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Such establishment must be duly licensed by the State of Washington as a "nursing home" in accordance with the provisions of chapter [18.51](#) RCW.
 - iii. Congregate Care Facilities. A building or complex of dwellings specifically designed for occupancy by senior citizens which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in OMC [18.04.060](#)(S).
 - iv. Elder Care Home. An elder care home or adult family home in the primary residence of a person licensed pursuant to chapter [70.128](#) RCW to provide personal care, room, and board. Home health care and limited nursing care (dispensing of medicine and emergency medical aid) may be provided, but not convalescent care. (See also Convalescent Home, and Boarding Home.)
 - v. Group Homes. A place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They may not include correctional facilities (except as authorized by chapters [137-56](#) and [137-57](#) WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the

Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to the following:

- (a) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in chapter [70.123](#) RCW and chapter [388-61A](#) WAC. Such facilities are characterized by a need for confidentiality.
- (b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in chapter [18.20](#) RCW. However, boarding homes serving the aged infirm are not included in this definition.
- (c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of chapter [248-144](#) WAC.
 - (i) Emergency Housing. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
 - (ii) Emergency Shelter. A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
- (d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in chapter [388-73](#) WAC and chapter [74.15](#) RCW.
- (e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in chapters [137-56](#) and [137-57](#) WAC.
- vi. Hospice Care Center. Facilities licensed under chapter [70.41](#) RCW which provide for the emotional and physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a full-time (24 hour) basis for two or more people, unrelated to the Center's operator, who are in the latter stages of a disease expected to cause death.
- vii. Nursing Homes. See Convalescent Home.
- viii. Rest Home. See Congregate Care.
- ~~ix. Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling~~

~~behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.~~

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

Section 12. Amendment of OMC 18.02.180(F). Olympia Municipal Code Subsection 18.02.180(F) is hereby amended to read as follows:

F. DEFINITIONS - SPECIFIC.

FAA. The Federal Aviation Administration.

Facade. The vertical side or sides of a building facing city streets or pedestrian plazas.

Family. An individual, or two or more persons, living in a dwelling unit or a foster family home, or an adult family home, as defined under Washington State law or administrative code.

Farmers Market. See Swap Meet.

FCC. The Federal Communications Commission.

Feed Lines. Cables used as the interconnecting media between the transmission/receiving base station and the antenna of a WCF.

Fence. A physical barrier used to prevent entrance or exit, or to mark a boundary.

Filling or Fill. Any depositing or stockpiling of earth materials.

Final Approval. The final official action taken by the Review Authority on a proposed subdivision, short subdivision, binding site plan, large lot subdivision, dedication, or other application requiring City approval.

Flashing Sign. See Sign, Animated.

Flea Market. See Swap Meet.

Flood Hazard Area. Those lands having a one percent or greater chance of flooding in any one year.

Floor Area. See Gross Floor Area.

Floor Area Ratio (FAR). The ratio of floor area permitted on a zoning lot to the size of the lot. 1:1 means a one story building can cover the entire buildable area of the lot, except in the Urban Waterfront Housing District, 1 FAR of commercial is allowed, while the remainder of the building (up to the allowed zoning height) must be residential.

Flush-Mounted Antenna. Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush-mounting distance is given, that distance ~~shall be~~ measured from the outside edge of the support structure or building to the inside edge of the antenna.

Food Stores. Stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared products for on-site or off-site consumption.

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

Front Wall. The wall of a structure nearest to the street upon which the structure faces, excluding cornices, canopies, eaves, or any other architectural embellishments.

Front Yard. See Yard, Front.

Frontage. The side(s) of a lot abutting a public rights-of-way.

Frontage Improvements. See Improvements.

Functions, beneficial functions or functions and values. The beneficial roles served by critical areas including, but not limited to: water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation, groundwater recharge and discharge; erosion control; wave attenuation; historical and archaeological value protection; and aesthetic value and recreation.

Funeral Parlors and Mortuaries. Businesses primarily engaged in conducting funerals and preparing the dead for burial, but not including crematoriums.

Furniture, Home Furnishings, and Appliance Stores. Businesses primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, woodstoves, domestic cookstoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like. Consumer electronics such as televisions, stereo equipment, and personal computers are classified under Specialty Stores. Mini-computers and mainframe computers are classified under Office Supplies and Equipment Stores. (See also Specialty Stores.)

Section 13. Amendment of OMC 18.02.180(G). Olympia Municipal Code Subsection 18.02.180(G) is hereby amended to read as follows:

G. DEFINITIONS - SPECIFIC.

Gambling Establishment. A business primarily engaged in Class E and F (fee-charged and enhanced card room activities) and house-banked card games and similar activities as defined and regulated by the Washington State Gambling Commission.

Garage. An enclosed detached or attached accessory building ~~which is primarily designed to be used for~~ the parking of vehicles. (See also Parking Facility.)

Garage, Commercial. A structure, or portion thereof, used primarily for the parking and storage of motor vehicles and available to the general public. (See also Parking Facility, Commercial.)

Garage, Private. Any building or portion thereof accessory to, or within, the principal building, and which is used or intended to be used by persons residing on the premises for the storage or parking of motor vehicles, boats and other permitted uses. (See also Carport.)

Gas Station. See Service Station.

General Merchandise Stores. Stores which sell a number of lines of merchandise in one store, such as department stores, warehouse buying clubs, variety stores, country general stores, drug stores, and the like. A store which primarily sells only prescription and over-the-counter drugs is defined as a Pharmacy.

Geographic Search Ring. An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

Geologist. A person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.

Golf Course. A private or public facility with extensive outdoor grounds designed for playing golf (typically 9 or 18 holes). Accessory uses may include a clubhouse, tennis and swim activities, and a driving range, but not to include riding stables. (See also Country Club).

Grade. The finished ground level adjoining the building at the exterior walls.

Grade Plane. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane ~~shall~~must be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building between the structure and a point six feet from the building.

Grading. Any excavating or filling of earth materials or any combination thereof.

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for sale or personal enjoyment. (See also Nursery.)

Grocery Store. A subcategory of food store which is primarily engaged in the retail sale of a wide variety of fresh foods, packaged foods and household supplies for preparation and consumption in the home. Commonly known as a supermarket, grocery store, or minimarket, this type of store sells such goods as tea, coffee, spices, sugar, flour and packaged foods; fresh and/or frozen fruits and vegetables; fresh and/or prepared meats, fish, and poultry; domestic cleaning products and paper goods; and miscellaneous small items for home use. See also "Food Stores." A store which also sells a wide variety of non-grocery items (such as automotive supplies, consumer electronics, hardware, building materials, apparel, sporting goods or the like) as a major part of its sales (i.e., 30 percent or more of its display area) is classified as a "general merchandise store."

Gross Acreage. The total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Gross Floor Area for non-Accessory Dwelling Units. The area included within the surrounding exterior finished wall surface of a building or portion thereof, exclusive of courtyards.

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

Ground Area. See Gross Acreage.

Ground Cover. A variety of grasses or other low growing plants often cultivated to reduce soil and wind erosion.

Groundwater. Water in a saturated zone or stratum beneath the surface of land or below a surface water body.

Group Home. See Dwelling, Assisted Living.

Guest House. See Dwelling, Conventional.

Section 14. Amendment of OMC 18.02.180(L). Olympia Municipal Code Subsection 18.02.180(L) is hereby amended to read as follows:

L. DEFINITIONS – SPECIFIC.

Lake. A naturally existing or artificially created body of standing water greater than twenty acres in size. Lakes include reservoirs which exist on a year-round basis and occur in a depression of land or expanded part of a stream. A lake is bounded by the ordinary high water mark or the extension of the elevation of the lake's ordinary high water mark within the stream, where the stream enters the lake. All lakes meet the criteria of RCW chapter [90.58](#) (Shoreline Management Act) and have been inventoried as "Shorelines of the State" found in the Shoreline Master Program, chapter [18.20](#) OMC.

Land Use Approval. A written approval or permit issued by the Director or Hearing Examiner, or designee thereof, finding that a proposed project is consistent with applicable plans, regulations and standards and authorizing the recipient to make use of property in a certain manner. The land use approval consolidates various non-construction permit reviews of a project such as design review, environmental review, zoning conformance, and site plan review. Land Use Approval is a permit which does not directly authorize construction or improvements to real estate, but which is a necessary and required precursor to authorization of such construction or improvement. Types of land use applications requiring land use approval are shown in OMC [18.70.040](#).

Land Use Approval, Administrative. A Land Use Approval which may be issued by an authorized official or body, usually the Director, without an open record predecision hearing.

Land Use Approval, Quasi-Judicial. A Land Use Approval issued by an authorized official or body, usually the Hearing Examiner, following an open record predecision hearing.

Landscape Plan. A component of a site development plan on which is shown: proposed landscape species (number, spacing, size at time of planting, and plant details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority.

Landscape Structure. A fence, wall, trellis, statue or other landscape and ornamental object.

Landscaping. An area devoted to or developed and maintained predominantly with native or non-native plant materials including lawn, groundcover, trees, shrubs, and other plant materials; and also including

accessory decorative outdoor landscape elements such as ornamental pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading, or storage areas), and sculptural elements.

Landslide. Episodic down-slope movement of a mass of soil or rock that includes but is not limited to rockfalls, slumps, mudflows, earthflows and snow avalanches.

Large Lot Subdivision. The division of land into lots or tracts, each of which is 1/128 of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land.

Laundry and Laundry Pick-up Agency. An enterprise where articles of clothing, linen, etc. are washed, including self-service laundries as well as those where customers drop off articles to be laundered either on or off the premises, or dry-cleaned off the premises only. This includes diaper services, but not the following, which are classified as Light Industrial uses: dry-cleaning plants, linen supply services, carpet and upholstery cleaning plants, and industrial launderers.

Legal Lot of Record. A lot of a subdivision plat or binding site plan or a parcel of land described in a deed either of which is officially recorded to create a separate unit of property, provided that such plat, site plan, or deed must accord with applicable local, state, or federal law on the date created. Separate descriptions of adjoining parcels within a single deed do not necessarily constitute separate legal lots of record.

Local Improvement. A public improvement for the benefit of property owners provided to a specific area that benefits that area and that is usually paid for, at least in part, by a special assessment.

Lodging House. See Dwelling, Transient.

Long-Term Rental. A residential use, wherein a dwelling unit, or portion thereof, that is not a hotel, motel, bed and breakfast, or boarding home, is offered or provided to a person as a residence for a fee for thirty consecutive nights or more.

Lot. Lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term also includes tracts and parcels. Lot classifications are as follows:

- a. Lot, Corner. A lot that abuts two or more intersecting streets.
- b. Lot, Flag or Panhandle. A lot with less than thirty feet of street frontage which is typically connected to a public or private street by a narrow driveway. A lot where access is only provided by a private easement is not a flag lot.
- c. Lot, Interior. A lot that has frontage on one public or private street only, or is provided access by a private easement.
- d. Lot, Through. A lot that fronts on two parallel or nearly parallel streets that do not intersect at the boundaries of the lot.
- e. Lot, Wedge-shaped. A lot with a street frontage which is no more than half as wide as the lot's width at the rear property line, as depicted in Figure 2-5b.

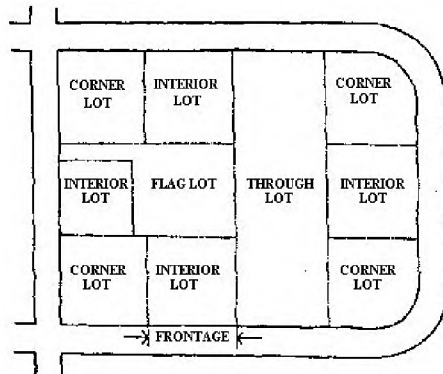
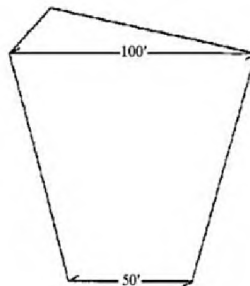


FIGURE 2-5



**Example of a Wedge-Shaped Lot
FIGURE 2-5b**

Lot Frontage. See Frontage.

Lot Line. A line dividing one lot from another lot or from a street right-of-way or alley. (See also Property Line.)

Lot of Record. A lot, the plat, or deed to which is officially recorded as a unit of property and is described by metes and bounds.

Lot, parent. The initial lot from which unit lots are subdivided pursuant to OMC 17.33.

Lot, Substandard. A parcel of land that is less than the minimum area or minimum dimensions required in the zone in which the lot is located. (See also Minimum Lot Size, Undersized Lots in development standards.)

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

Lot Width. The straight line distance measured between side lot lines parallel to the front setback line. (See also OMC [18.04.080](#)(G)(1) and Table 4.04.)

Low Income Housing. See Affordable Housing.

Section 15. Amendment of OMC 18.02.180(M). Olympia Municipal Code Subsection 18.02.180(M) is hereby amended to read as follows:

M. DEFINITIONS - SPECIFIC.

Main Building. See Building, Main.

Management Plan. See Specific or Management Plan.

Manufactured Home. See Dwelling, Conventional.

Marina/Boat Launching Facility. A facility for storing, servicing, fueling, berthing, launching and securing boats, which may include eating, sleeping, and retail facilities for owners, crews, and guests.

Marquee. A permanent covered structure, attached to and supported by a building, which protrudes outward.

Mass Wasting. A general term for a variety of processes by which large masses of rock or earth material are moved downslope by gravity, either slowly or quickly. Mass wasting can take the form of landslides, earth/debris flows and slumps, and rock falls/earth topples. The potential for mass wasting can be determined based on the surrounding topography, presence of slope-stabilizing vegetation and historical records.

Mean Sea Level Datum. The published mean sea level datum established by the U.S. Coast and Geodetic Survey (National Geodetic Survey).

Median. A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel.

Mental Health Facility. A private or public hospital, sanitarium, or other similar place which is licensed or operated under RCW [71.12](#) or RCW [72.23](#), and whose primary business is to receive or care for mentally ill or mentally incompetent persons.

Micro Brewery. A combination retail, wholesale and manufacturing business that brews and serves beer and/or food.

Middle Housing. See Dwelling, Conventional at subsection D, above.

Ministorage. A building or group of buildings which may contain manager living quarters, office and individual, compartmentalized self-storage units, stalls, or lockers which are rented or leased for the storage of household or business goods, supplies or materials.

Mitigation. Methods used to alleviate or lessen the impact of development, including avoiding, minimizing, or compensating for adverse critical area impacts. Mitigation includes, but is not limited to, the following:

- a. Compensatory. The replacement of probable project-induced critical area losses including, but not limited to, restoration, creation or enhancement.
- b. Creation. A type of mitigation performed to intentionally establish a critical area (e.g., wetland) at a site where it does not currently exist.
- c. Enhancement. A type of mitigation performed to improve the condition of existing degraded critical areas (e.g., wetlands) so that the functions they provide are of a higher quality.
- d. Restoration. A type of mitigation performed to reestablish a critical area (e.g., wetland), or the functional characteristic and processes which have been lost by alterations, activities or catastrophic events within an area which no longer meets the definition of a critical area (e.g., wetland).

Mitigation, WCF. A modification of an existing antenna support structure to increase the height, or to improve its integrity, by replacing or removing one or several antenna support structure(s) located in proximity to a proposed new antenna support structure in order to encourage compliance with this ordinance or improve aesthetics or functionality of the overall wireless network.

Mixed Use Development. The development of a parcel or structure with two or more different land uses, such as a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile Home. See Dwelling, Conventional at subsection D, above.

Mobile, Manufactured and Modular Housing Sales. The sale of new or used mobile, manufactured, or modular housing. Sale of recreational vehicles and motor homes is classified under Motor Vehicle Sales.

Mobile Vendor. A vendor that sells food, goods or services from a non-permanent location, and that is unrelated to the primary use of the property and readily movable at all times. (Does not include accessory uses, uses listed under a Festival and Event permit, busking, or uses such as ice cream or home delivery trucks that operate in constant motion within the street.)

Model Home. A home or homes used for the purpose of advertising various floor plans and styles of architecture found within a residential subdivision. Model homes are usually located on-site and are occupied only by a sales representative.

Modular Home. See Dwelling, Conventional at subsection D, above.

Modulation. The measured proportional inflexion (stepping back and stepping forward) of a building facade.

Monitoring. The collection and analysis of data by various methods for the purposes of understanding and documenting changes in systems and features. "Monitoring" includes gathering baseline data, evaluating the impacts of development proposals on the biological, hydrologic and geologic elements of such systems and assessing the performance of required mitigation measures.

Motel. See Dwelling, Transient.

Motor Vehicle Dealer. A business engaged in the buying, selling, exchanging, or otherwise dealing in motor vehicle sales and service at an established place of business (see motor vehicle sales).

Motor Vehicle Franchise. One or more agreements, whether oral or written, between a manufacturer and a new motor vehicle dealer, under which the new motor vehicle dealer is authorized to sell, service, and repair new motor vehicles, parts, and accessories under a common name, trade name, trademark, or service mark of the manufacturer. "Franchise" includes an oral or written contract and includes a dealer agreement, either expressed or implied, between a manufacturer and a new motor vehicle dealer that purports to fix the legal rights and liabilities between the parties and under which (a) the dealer is granted the right to purchase and resell motor vehicles manufactured, distributed, or imported by the manufacturer; (b) the dealer's business is associated with the trademark, trade name, commercial symbol, or advertisement designating the franchisor or the products distributed by the manufacturer; and (c) the dealer's business relies on the manufacturer for a continued supply of motor vehicles, parts, and accessories.

Motor Vehicle Sales. A business primarily engaged in the sale of new and used autos, trucks, motorcycles, recreational vehicles, utility trailers, aircraft, snowmobiles, and the like.

Motor Vehicle Supply Stores. Auto supply stores, tire dealers, and the like. Firms which salvage used parts from inoperable vehicles are classified as Junk Yards and Salvage Facilities. Businesses primarily engaged in both selling and installing such automotive parts as mufflers and brakes are classified as Service Stations.

Section 16. Amendment of OMC 18.02.180(P). Olympia Municipal Code Subsection 18.02.180(P) is hereby amended to read as follows:

P. DEFINITIONS – SPECIFIC.

Parcel. A parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the most recent equalized assessment roll.

Park, Neighborhood. An area suited for passive and/or active family activities and play which may include facilities such as picnic table and shelters, barbecue pits, playground equipment, basketball backboards, small sized playfields, volleyball courts and tennis courts. Neighborhood parks can serve an urban design as well as recreational function and are a core feature of neighborhood centers.

Park, Public. A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field which is under the control, operation or management of the City, county, state, or federal government.

Parking, Combined. Two or more land uses or a multi-tenant building which merge parking needs to gain a higher efficiency in vehicular and pedestrian circulation.

Parking Facility or Lot. A land area, building or structure that is for the temporary parking or storage of vehicles for which a fee may or may not be charged, and where no service or repairs of any kind are furnished.

Parking Facility, Commercial. A parking facility available to the general public, for which a fee is charged on an hourly, daily, weekly, monthly, or other similar basis.

Parking, Shared. Two or more land uses or a multi-tenant building which merge parking needs based on different operating hours to gain a higher efficiency in vehicular and pedestrian circulation, economize space, reduce impervious surface and provide a superior grouping of building(s).

Parking Space. An area which is primarily intended for the temporary storage of vehicles and which meets the design requirements of this code.

Party of Record. The applicant and any person who prior to a decision has requested notice of the decision or submitted substantive comments on an application.

Passive Recreation. See Recreation, Passive.

Pedestrian-Oriented Business. A commercial enterprise whose customers commonly arrive at a business on foot, or whose signage, advertising, window display and entry ways are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks, (except drive-through windows), and similar establishments.

Pedestrian Plaza. An area between a building and a public street which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for activities such as resting, gathering, reading and picnicking.

Pedestrian Street. Street devoted to uses and amenities which stimulate and reinforce pedestrian activities and visually interesting features at the pedestrian level. Uses are typically sidewalk oriented and physically and visually accessed by pedestrians from the sidewalks, are open during established shopping hours, generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity. Such uses include, but are not limited to, retail shops, restaurants, personal services, day care facilities, banks, travel agencies, cinemas, theaters, amusement establishments, galleries, museums, public display spaces, drug stores, shoe repair shops, floral shops, hair shops, department stores, small hardware stores, and apparel shops. Visually interesting features include, but are not limited to, sculptures, display cases, landscaping, vendor stalls and carts, and architectural detailing.

Percolation. The downward flow or infiltration of water through the pores or spaces of rock or soil. (See also Impervious Surface.)

Performance Guarantee. A financial guarantee acceptable to the City Attorney to ensure all improvements, facilities, or work required by this ordinance will be completed in compliance with this ordinance, regulations, and approved plans and specifications.

Perimeter. The boundaries or borders of a lot, tract, or parcel of land.

Permeable pavement. Pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

Permitted Use. A use allowed by law in a use district and subject to the provisions applicable in that district.

Person. Any individual, firm, co-partnership, joint venture, association, social club, social organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state or its political subdivisions or instrumentalities, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Personal Services. A business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one's person or household pets. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, tanning parlors, massage practitioners, pet grooming, and obedience training. This does not include Medical Offices, Kennels or Veterinary Clinics. (See also Health Fitness Centers and Dance Studios.)

Personal Wireless Service. Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined in the Telecommunications Act of 1996 and [47 U.S.C. 332](#) and future amendments thereof.

Pervious Surface. A surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

Pesticide. Any chemical that is used to kill pests, especially insects and rodents.

Pet, Traditional. Animals which can be house-broken, walked on a leash, are frequently, but not necessarily, housed within the residence, or as a class judged neither obnoxious nor to pose a public safety or health threat. Traditional pet birds include song birds and parrots.

Pharmacies and Medical Supply Stores. Businesses primarily engaged in the sale of prescription and over-the-counter drugs, plus perhaps vitamins, first-aid supplies, and other health-related products. It also includes firms primarily engaged in the sale of medical equipment such as orthopedic or prosthetic

devices, or equipment for home health testing. Pharmacies which also sell a wide variety of other types of merchandise, such as beauty products, camera equipment, small consumer electronics, giftware, food items, greeting cards, toys, housewares, and/or cleaning supplies are commonly known as "drug stores," and are classified as General Merchandise Stores.

Pigeons, Performing and Racing. Pigeons which are raised and used in the sport, hobby or competition of performing or racing; which require being released for freedom of flight for purposes of training, maintaining physical conditioning or competitive performance; and which are identified by a leg band containing the name or initials of the owner, or with an identification or registration number stamped on said band. Specifically included in this category are flying tipplers, tumblers, rollers and homing or racing pigeons.

Plat. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.

Plat, Final. The final drawing or map of a subdivision and dedication, prepared for recordation with the County Auditor and containing all elements and requirements set forth in RCW Chapter [58.17](#) and in the City of Olympia Subdivision Ordinance.

Plat, Preliminary. A drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this code. The preliminary plat furnishes a basis for approval or disapproval of a general layout for a subdivision.

Plat, Preliminary Approval. The official action approving a proposed division of land, normally subject to the installation of improvements or fulfillment of conditions prior to final approval.

Plat, Short. The map or representation of a short subdivision containing all pertinent information required by Titles [17](#) and [18](#) OMC, and other applicable ordinances.

Portable Classroom. An accessory building/structure used for public, private or parochial education, and located on the same site as the principal building of instruction.

Principal Use. The primary or predominant use of any lot, building or structure.

Principal unit. The single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit. If this unit meets the ADU size provisions in OMC 18.04, this unit can be reclassified as an ADU and a newly built unit can be designated as the principal unit during or after the building of that new unit.

Printing, Commercial. This includes shops specializing in printing small jobs for business clients or the general public, such as photocopying, offset printing, or screen printing of documents, announcements, business cards, or the like. This also may include blueprinting, computer plotting, and similar business services. These shops may engage in typesetting, photoengraving, plate-making, and other printing functions incidental to their primary activity; however, if they are primarily engaged in these functions as a service to other printing businesses, they are classified under Industrial Printing. Businesses which print books, magazines, newspapers, or other periodicals for others are classified under Industrial Printing.

Printing, Industrial. Businesses which print books, magazines, newspapers, or other periodicals for others. It also includes printers of maps, posters, and the like; makers of business forms, looseleaf binders, and the like; and service industries for the printing trade, such as engraving, typesetting, photoengraving, electrotyping and stereotyping, lithographic platemaking, and related services.

Private School. See School, Private.

Private Utility. A privately owned enterprise that provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage and garbage collection or other similar public services.

Prohibited Use. A use that is not permitted in a zoning or land use district.

Project. A change in occupancy or modification or improvement of real estate, whether done by clearing, grading, or structure creation or modification in any manner requiring approval, licensing, or permitting by the City of Olympia.

Project Permit. Any land use or environmental permit or approval required from the City for a project [See also RCW [36.70B.020](#)(4)].

Project Permit Application. A formal written request to the City for a project permit or approval on forms provided by the City.

Property Line. Any line bounding the ownership of a parcel of land.

- a. **Front property line.** Any property line separating any parcel of land from the street rights-of-way. In case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line, provided such choice, in the opinion of the Building Official, will not be detrimental to the existing or future development of adjacent properties. In case of a through lot, both property lines abutting on a street are front property lines. In the case of a lot not abutting a street, the front property line is that line nearest to and roughly parallel with a street, provided that the Building Official may approve an alternative front line if it will not be detrimental to existing and future development. However, for historic properties or in historic districts, for properties with more than one street frontage the front property line is the one the front door of the house is historically oriented toward, unless otherwise approved by the Director.
- b. **Rear property line.** Any property line that does not qualify as a front or side property line.
- c. **Side property line.** Any property lines that intersect the front property line. These lines may intersect at any angle and be of any length. (See also Yards.)

Public Access (Shoreline). The physical ability of the general public to reach and touch the water's edge and/or the ability to have a view of the water from upland locations. There are a variety of types of public access including picnic areas, pathways and trails (including handicapped accessible), floats and docks, promenades, viewing towers, bridges, boat launches, street ends, ingress and egress, parking, and others.

Public Art. Expressionistic forms, either human-made or natural, which are located for community view on private or public property.

Public Building. Any building, structure, facility, or complex used by the general public, whether constructed by any state, county, or municipal government agency or instrumentality or any private individual, partnership, association, or corporation, including, but not limited to, assembly buildings, such as auditoriums, libraries, public eating places, schools, and theaters; business buildings, such as offices; and factories and industrial buildings.

Public Facility. Land, buildings or structures operated by a municipal or other governmental agency to provide local protective, social, recreational, cultural, or mass transportation services directly to the general public. This includes police and fire stations, libraries, recreation facilities, bus transfer stations and park-and-ride lots. It also includes public land or buildings devoted solely to the storage of

equipment and materials. It does not include facilities whose primary purpose is to provide administrative or judicial services, except as they may be incidental to the defined use, nor parking lots that are accessory to uses that would otherwise not be allowed in the underlying zone.

Public Hearing. A meeting announced and advertised in advance and for the express purpose of providing the public an opportunity to comment on a specific proposed action for adoption or approval by the City.

Public Meeting. An informal meeting, hearing, workshop or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision on the permit application. A public meeting may include a design review board meeting, a neighborhood association meeting, or a scoping meeting on a draft environmental impact statement. A public meeting is distinct from and does not include an open record hearing. [See RCW [36.70B.020](#)(5)].

Public Project of Significant Importance. See OMC [18.66.090](#).

Public Safety Communications Equipment. All communications equipment utilized by a public entity for the purpose of ensuring the safety of the residents of the City and operating within the frequency range of 700 MHz and 1,000 MHz and any future spectrum allocations at the direction of the FCC.

Public Services. Fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Public Use Area. An outdoor portion of a property that is dedicated to public use and which contains one or more of the following elements: benches, tables, lawns, public art, gardens, exercise or play equipment, or similar improvements or features. These elements are to provide the public with recreational activities in addition to the right to traverse or stand in this area.

Public Utility. An organization or government agency which provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage or garbage collection or other essential public services.

Publishing. Businesses which publish and print on their premises books, magazines, newspapers, or other periodicals. If such establishments do not perform printing on their premises, they are classified as Business Offices.

Section 17. Amendment of OMC 18.02.180(U). Olympia Municipal Code Subsection 18.02.180(U) is hereby amended to read as follows:

U. DEFINITIONS - SPECIFIC.

Unit Lot Density. The number of units allowed per lot, regardless of lot size.

Unavoidable and necessary impacts. Those impacts to critical areas that may result when a person proposing to alter such an area has demonstrated that no alternative exists for the proposed project.

Unusual Uses. Undefined land uses or activities resulting from advancing technology.

Upland. The area above and landward of the ordinary high water mark.

Use. The purpose, type and extent for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Utility Facility. The physical infrastructure used by private and public utilities to provide service to their customers, e.g., lines, equipment, substations, pump station, and appurtenances. (See also Private Utility and Public Utility.)

Utility Line, Service or Distribution. Any utility line that extends from a main line and terminates at a building or structure.

Utility Line, Stormwater. A constructed stormwater system component, including but not limited to:

1. A ditch, swale, or similar component installed at ground surface, generally in a linear fashion with clearing and grading limited to 15 feet or less of lateral extent from the centerline;
2. A pipe, culvert, or similar component installed underground, generally in a linear fashion with clearing and grading limited to 15 feet or less of lateral extent from the centerline; or
3. A vault, maintenance hole, catch basin/storm drain, or similar component, which:
 - a. Is installed underground,
 - b. Is connected to one of the above-listed components, and
 - c. Results in clearing and grading no more extensive than described above.

Utility Line, Transmission or Main. Any public or private utility line that provides service to numerous commercial, residential, public and/or industrial land uses.

Section 18. Amendment of OMC 18.04.020(A). Olympia Municipal Code Subsection 18.04.020(A) is hereby amended to read as follows:

- A. The general purposes of the residential districts contained in this chapter are as follows:
1. To provide a sustainable residential development pattern for future generations.
 2. To encourage development of attractive residential areas that provide a sense of community and contain a variety of housing types to accommodate different lifestyles and household sizes.
 3. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.
 4. To establish a compact growth pattern to efficiently use the remaining developable land; enable cost effective extension and maintenance of utilities, streets and ~~mass~~public transit; and enable development of affordable housing.
 5. To enable community residents to reside and work within walking or bicycling distance of ~~mass~~-public transit, employment centers, and businesses offering needed goods and services in order to reduce traffic congestion, energy consumption, and air pollution.
 6. To provide for development of neighborhoods with attractive, well-connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.

7. To ensure adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare.
8. To ensure the compatibility of dissimilar adjoining land uses.
9. To protect or enhance the character of historic structures and areas.
10. To provide residential areas of sufficient size and density to accommodate the city's projected population growth, consistent with Section [36.70A.110](#), RCW.
11. To preserve or enhance environmental quality and protect ground water used as a public water source from contamination.
12. To minimize the potential for significant flooding and allow recharge of ground water.
13. To allow innovative approaches for providing housing, consistent with the policies of the Comprehensive Plan.
14. To ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density development when municipal utilities become available.

Section 19. Amendment of OMC 18.04.020(B). Olympia Municipal Code Subsection 18.04.020(B) is hereby amended to read as follows:

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

1. Residential - 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.
2. Residential Low Impact (RLI). To accommodate some residential development within sensitive drainage basis at densities averaging from two to four units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.
3. Residential - 4 Units per Acre (R-4 and R-4CB). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally Critical Areas).
4. Residential 4-8 Units per Acre (R 4-8). To accommodate residential development at densities ranging from a minimum of four units per acre to a maximum of eight units per acre; to allow sufficient residential density to facilitate effective ~~mass-public~~ transit service; and to help maintain the character of established neighborhoods.
5. Residential 6-12 Units per Acre (R 6-12). To accommodate residential development, at densities between six and twelve units per acre, in locations with frequent ~~mass-public~~ transit service (existing or planned).
6. Mixed Residential 7-13 Units per Acre (MR 7-13). To accommodate a compatible mixture of single-family houses, duplexes, townhouses, middle housing units, and apartments ~~large multifamily dwellings~~ in integrated developments with densities averaging between seven and 13 units per acre; to provide a broad range of housing opportunities; to provide a variety

of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient ~~mass-public~~ transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types.

7. Mixed Residential 10-18 Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family houses, middle housing units, and large multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten and 18 units per acre); to provide a variety of housing types and styles; to provide for development with a density and configuration that facilitates effective and efficient ~~mass-public~~ transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of automobile trips; and to enable provision of affordable housing.
8. Residential Multifamily - 18 Units per Acre (RM-18). To accommodate predominantly large multifamily housing, at an average maximum density of 18 units per acre, along or near (e.g., one-fourth (¼) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient ~~mass-public~~ transit service; and to enable provision of affordable housing.
9. Residential Multifamily - 24 Units per Acre (RM-24). To accommodate predominantly large multifamily housing, at an average maximum density of 24 units per acre, in locations close (e.g., one-fourth (¼) mile) to major employment and/or shopping areas; to provide for development with a density and configuration that facilitates effective and efficient ~~mass public~~ transit service; and to enable provision of affordable housing.
10. Residential Multifamily - High Rise (RMH). To accommodate large multifamily housing in multistory structures near the State Capitol Campus; to provide opportunities for people to live close to work, shopping, services, and a major ~~mass-public~~ transit hub; to create a desirable living environment for residents of the district; and to ensure that new high rise buildings incorporate features which reduce their perceived scale and allow sunlight to reach street level.
11. Residential Mixed Use (RMU). To accommodate attractive, high-density housing, pedestrian oriented commercial, and mixed-use development which reinforces downtown's historic character; to provide for coordinated pedestrian amenities; to preserve viable downtown housing; to enable businesses to locate within walking distance of residences and offices; to provide a transition between commercial and residential districts; and to require new high rise buildings to incorporate features which reduce their perceived scale and allow sunlight to reach street level.
12. Urban Residential (UR). To accommodate large multifamily housing in multistory structures in or near the State Capitol Campus; downtown, High Density Corridor, or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment.
13. Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes, and townhouses, and middle housing units at densities between five and 12 units per acre, in locations with frequent ~~mass~~

public transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets.

Section 20. Amendment of OMC 18.04.040, Table 4.01. Olympia Municipal Code Section 18.04.040, Table 4.01 is hereby amended to read as follows:

18.04.040 TABLES: Permitted and Conditional Uses

-

TABLE 4.01

PERMITTED AND CONDITIONAL USES-

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

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4C/B	RL-1	R-4-8	R-6-12	MR-7-13	MR-10-18	RM-18	RM-24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Collegiate Greek system residences	P	-	-	P	-	-	-	P	P	P	-	-	-	-	-
Dormitories	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-
Duplexes—Existing	P	P	-	P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.080(A)
Duplexes on Corner Lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(HH)
Single Room Occupancies	-	-	-	-	-	P 18.04.060 (HH)	P	P	P	P	P	P	-	-	18.04.060(HH)
Triplexes	-	-	P	P	P	P	P	P	P	P	P	P	-	P	-
Fourplexes	-	-	P	P	P	P	P	P	P	P	P	P	-	P	-
Sixplexes	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Homes with 6 or Fewer (or up to 8 with DSHS approval) Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	€	-	-	€	€	€	€	€	€	€	€	€	€	€	18.04.060(K)
Lodging Houses	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-
Nursing/Convalescent Homes	€	-	-	€	€	€	€	€	€	€	€	€	€	€	18.04.060(S)
Retirement Homes	-	-	-	P	-	-	P	P	P	P	P	€	-	P	-

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/ 5	R- 4	R- 4C B	RL I	R 4- 8	R-6-12	MR-7-13	MR-10- 18	RM-18	RM-24	RMH	RMU	MH P	UR	APPLICABLE REGULATIONS
Transitional Housing, Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
3. COMMERCIAL															
Child Day Care Centers	-	€	€	€	€	€	€	P	P	P	P	P	€	P	18.04.060(D) 18.04.060(AA)
Commercial Printing	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Drive-In and Drive- Through Businesses— Existing	-	-	-	-	-	-	-	-	-	-	-	P	-	-	18.04.060(J)
Food Stores	-	-	-	-	-	-	-	-	-	-	P	P	-	P	18.04.060(AA)
Hardware Stores	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, Short- Term Rentals— Homestays, and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	€	-	-	€	-	-	€	€	€	€	€	€	-	€	18.04.060(M)
Laundries	-	-	-	-	-	-	-	-	-	-	P	P	-	P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	€	€	€	€	€	€	€	€	€	€	-	-	€	-	18.04.060(G)
Offices	-	-	-	-	-	-	-	-	-	-	-	P	-	P	18.04.060(AA)(2)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/ 5	R- 4	R- 4C B	RL I	R 4- 8	R-6-12	MR-7-13	MR-10- 18	RM-18	RM-24	RMH	RMU	MH P	UR	APPLICABLE REGULATIONS
Personal Services	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Pharmacies	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Restaurants, without Drive-In and Drive- Through	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Servicing of Personal Apparel and Equipment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Specialty Stores	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Veterinary Clinics— Existing	P	P	-	P	P	P	-	-	-	-	-	-	P	-	18.04.060(J)
Veterinary Clinics	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4. ACCESSORY USES															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rumma- ge or Other Outdoor Sales	P	P	-	P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages	-	-	€	-	€	€	€	€	€	€	€	€	€	€	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	€	€	-	€	€	€	€	€	€	€	€	-	€	€	-
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/ 5	R- 4	R- 4C B	RL I	R 4- 8	R-6-12	MR-7-13	MR-10- 18	RM-18	RM-24	RMH	RMU	MH P	UR	APPLICABLE REGULATIONS
5. RECREATIONAL USES															
Community Parks & Playgrounds	€	€	€	€	€	€	€	€	€	€	P	P	€	P	18.04.060(T)
Country Clubs	€	€	€	€	€	€	€	€	€	€	€	€	€	€	-
Golf Courses	-	€	€	-	€	€	€	€	€	€	-	-	€	-	-
Neighborhood Parks	P/C	P/ €	P/€	P/ €	P/ €	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	18.04.060(T)
Open Space—Public	P/C	P/ €	P/€	P/ €	P/ €	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	18.04.060(T)
Racing & Performing Pigeons	-	€	€	€	€	€	-	-	-	€	€	-	€	€	18.04.060(Y)
Stables, Commercial and Private Existing	-	€	-	€	€	-	-	-	-	-	-	-	-	-	18.04.060(J)
Trails—Public	P/C	P/ €	P/€	P/ €	P/ €	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	18.04.060(T)
6. AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-
Greenhouses, Bulb Farms	€	€	€	€	€	€	€	€	€	€	€	€	€	€	18.04.060(G)
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P	-	-	P	-	18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P	-	P	P	18.04.060(DD)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/ 5	R- 4	R- 4C B	RL I	R 4- 8	R-6-12	MR-7-13	MR-10- 18	RM-18	RM-24	RMH	RMU	MH P	UR	APPLICABLE REGULATIONS
Residence-Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P	-	P	P	18.04.060(DD)
Wireless Communication Facility	P	P	-	P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries	-	€	€	-	€	€	€	€	€	€	-	-	€	-	18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Crisis Intervention	€	€	€	€	€	€	€	€	€	€	€	€	€	€	18.04.060(I)
Historic House Museum	-	€	€	€	€	€	€	€	€	€	€	€	€	€	-
Parking Lots and Structures	-	-	-	€	-	-	-	-	-	-	P	P	-	-	18.38.220 and .240
Places of Worship	€	€	€	€	€	€	€	€	€	€	€	€	€	€	18.04.060(U)
Public Facilities	€	€	€	€	€	€	€	€	€	€	€	€	€	€	18.04.060(V)
Public Facilities— Essential	€	€	€	€	€	€	€	€	€	€	€	€	€	€	18.04.060(W)
Radio, Television and Other Communication Towers	€	€	€	€	€	€	€	€	€	€	€	€	€	€	18.44.100
Schools	€	-	-	€	€	€	€	€	€	€	€	-	€	€	18.04.060(CC)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R-4-8	R-6-12	MR-7-13	MR-10-18	RM-18	RM-24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Social Organizations	-	-	-	-	-	-	-	-	-	-	P	P	-	€	-
Mineral Extraction-Existing	-	-	-	-	€	-	€	-	-	-	-	-	-	-	18.04.060(J)
Utility Facility	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	18.04.060(X)
Wireless Communication Facilities	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	P/€	18.44
Workshops for Disabled People	€	-	-	€	€	€	€	€	€	€	€	€	€	€	18.04.060(R)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R-4-8	R-6-12	MR-7-13	MR-10-18	RM-18	RM-24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations							18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	18.04
RESIDENTIAL/HOUSING (Conventional Housing Types) Includes single-family, single-family, accessory dwelling units, middle housing, cottage housing, large multifamily, townhouses, permanent supportive housing, and transitional housing															
Conventional Dwelling Types as defined in OMC 18.02.180.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Table 4.04. 18.04.060; 18.04.080.

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
															See 18.04.080 (A) for provisions allowing up to 6 units per lot in some cases.
Manufactured or Mobile Home Parks								C	C	C			P		18.04.060(P)
RESIDENTIAL/HOUSING (Transient Housing Types) Note: Hotels and Motels are allowed in Commercial Zones, see OMC 18.06 for details.															
Bed and Breakfast (as a Home Occupation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Short Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L) 18.04.060(JJ)
Dorms / Collegiate Greek System Residences	P			P				P	P	P					
RESIDENTIAL/HOUSING (Assisted Living Dwellings)															
Adult Family Home/ Elder Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Homes with 6 or Fewer (or up to 8 with DSHS approval) Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Nursing/ Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
3-COMMERCIAL															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			-
Drive-In and Drive- Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			-
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, Short- Term Rentals – Homestays, and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Personal Services												P			-
Pharmacies												P			-
Restaurants, without Drive-In and Drive- Through												P			-
Servicing of Personal Apparel and Equipment												P			-
Specialty Stores												P			-
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														-
4. ACCESSORY USES															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rumma ge or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	-

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
5- RECREATIONAL USES															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
Golf Courses		C	C		C	C	C	C	C	C			C		-
Neighborhood Parks	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
6- AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P				P		-
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
7- TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Residence Rented for Social Event, 6 times or less fewer in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
8- OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	-
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)

TABLE 4.01
PERMITTED AND CONDITIONAL USES

<u>DISTRICT</u>	<u>R1/5</u>	<u>R-4</u>	<u>R-4CB</u>	<u>RLI</u>	<u>R 4-8</u>	<u>R 6-12</u>	<u>MR 7-13</u>	<u>MR 10-18</u>	<u>RM 18</u>	<u>RM 24</u>	<u>RMH</u>	<u>RMU</u>	<u>MHP</u>	<u>UR</u>	<u>APPLICABLE REGULATIONS</u>
<u>Social Organizations</u>											<u>P</u>	<u>P</u>		<u>C</u>	-
<u>Mineral Extraction - Existing</u>					<u>C</u>		<u>C</u>								18.04.060(J)
<u>Utility Facility</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	18.04.060(X)
<u>Wireless Communication Facilities</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	18.44 & 18.44.090 Table 44.01
<u>Workshops for Disabled People</u>	<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	18.04.060(R)

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

Section 21. Amendment of OMC 18.04.040(A). Olympia Municipal Code Subsection 18.04.040(A) is hereby amended to read as follows:

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

Section 22. Amendment of OMC 18.04.060(A). Olympia Municipal Code Subsection 18.04.060(A) is hereby amended to read as follows:

A. ACCESSORY DWELLING UNITS (ADU).

Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:

1. Number. ~~One (1)~~Up to two ADUs shall ~~be~~are allowed per residential lot in conjunction with any detached single-family structure~~principal unit~~. (See OMC ~~18.04.080(A)(3)~~ regarding ADUs in new subdivisions.)
2. Location. ~~The~~Each ADU(s) shall ~~must~~ be permitted as a second dwelling unit(s) added to, created within, or detached from the ~~original dwelling principal unit~~. The ADU(s) shall ~~must~~ be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. (See chapter [18.100](#) OMC, Design Review, and chapter [18.175](#) OMC, Infill and Other Residential.)
3. Size. ~~Each~~The ADU shall ~~must~~ have a gross floor area of no more than ~~850~~1,000 square feet. Covered porches or patios (or similar covered spaces) do not count toward the gross floor area of the ADU but are limited to a total of 120 square feet in size for each ADU and may not be enclosed (See OMC 18.02.180.G "Gross Floor Area for Accessory Dwelling Unit(s)").
4. ~~Other structures~~. Accessory Dwelling Units may be attached to the principal unit, to accessory structures such as a garage or shop building, or to another ADU. In such circumstances, the ADU(s) may be up to ~~850~~1,000 square feet in size and the accessory structure may be up to 800 square feet in size (or larger if the underlying zoning district allows or a conditional use permit for a large garage has been approved).
5. ~~Occupancy. No more than one family (as defined in chapter 18.02 OMC, Definitions) shall be allowed to occupy an ADU.~~Converting Existing Structures. ADUs may be created by converting existing legally established structures constructed prior to December 22, 2025, or that were constructed at least 10 years prior to the application for conversion, including detached garages, even if they violate current code requirements for setbacks and/or lot coverage. The existing structure may be added onto as part of the conversion process, as long as the addition does not increase the nonconformity (e.g., encroachment into setback, amount of impervious surface, maximum building height). When converting an existing building to an ADU, the ADU portion of the building may not exceed 1,000 square feet of gross floor area, except as allowed by 18.04.060(A)(7).
6. Standards. Two ADUs can be constructed per lot with a principal unit. ADU(s) are subject to the same lot coverage standards and minimum tree density provisions of the underlying zone

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

7. ~~Deviation From Requirements. The Director or the Director's designee may allow deviation from the requirements of this section (OMC 18.04.060(A)) as follows:~~
 - a. ~~To allow use of the entirety of a single floor in a dwelling constructed two or more years prior to the date of application in order to efficiently use all floor area;~~ and
8. ADUs may be sold independently from the principal unit upon approval and completion of a condominium or unit lot subdivision.
9. For lots with an existing home of 1,200 square feet or less in size, the existing home may become the ADU if a new home is proposed as the new principal unit.

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

Section 23. Amendment of OMC 18.04.060(B). Olympia Municipal Code Subsection 18.04.060(B) is hereby amended to read as follows:

B. Accessory Structures

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

1. ~~Time of Establishment. Accessory structures shall~~may not be built prior to commencing construction of the main building on the lot. However, lots may be created which contain an accessory structure (without an associated primary use) constructed prior to submission of the subdivision application.
2. ~~Subordination to Primary Use. Accessory structures shall~~must be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In residential districts with a maximum density of twelve units or less per acre each accessory structure shall~~may~~not exceed 800 square feet in size, except for:
 - a. structures accessory to an agricultural use which are located on a parcel one acre or larger in size.
 - b. garages and carports as described below in OMC 18.04.060(B)(3) below.
3. Detached garages and carports shall~~may~~must meet the following standards:
 - a. ~~Shall~~May not exceed a total of 1,200 square feet of floor space per dwelling unit, unless approved as a conditional use.

- b. ~~Must be designed so the appearance of the building remains consistent with the primary structure by addressing the following:~~
 - i. ~~Similar materials and colors as the primary use;~~
 - ii. ~~A roof type or pitch similar to the primary use;~~
- e. ~~Detached garages or carports exceeding 1,200 square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. When visible from the right of way (other than an alley), the garage/carport appearance must be consistent with the primary structure and must be designed to use a similar roof pitch, building materials, and color of the primary unit as well as meeting The criteria for garages/carports outlined above in OMC 18.04.060(B)(3) and OMC 18.175.060 must be met. The approval authority~~Director or Director's designee shall establish a maximum size for garages receiving conditional use approval. See OMC [18.04.080](#).
- 4. See OMC [18.04.060](#)(P)(4) regarding accessory structures in mobile home/manufactured home parks.

Section 24. Amendment of OMC 18.04.060(D). Olympia Municipal Code Subsection 18.04.060(D) is hereby amended to read as follows:

D. CHILD DAY CARE CENTERS.

- 1. Permitted Use. Child day care centers are permitted in the districts specified in Tables 4.01 and 5.01 subject to the following conditions:
 - a. Child day care centers located in residences ~~shall~~must be separate from the usual living quarters of the family, or located in the portion of the residence used exclusively for children and their caregivers during the hours the center is in operation.
 - b. Compliance with state licensing requirements.
 - c. Prior to initiating child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development (forms are provided by the Department). The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee ~~will be~~is required for registration.
- 2. Accessory Use. A child day care center ~~shall~~must be considered an accessory use if it is sited on the premises of a community service use, such as a private or public school, grange, place of worship, community center, library, or similar adult gathering place and it is associated with that activity. Child care facilities for the exclusive use of employees of a business or public facility ~~shall also be~~are allowed as an accessory use of the business or facility. Prior to initiating operation of a child day care center, the operator must register with the City as specified in Subsection 1.
- 3. Conditional Use. Child day care centers are allowed as a conditional use in the R-4, ~~R4CB~~, ~~RLI~~, R 4-8, R 6-12 and MR 7-13 districts, subject to the requirements contained in Subsection A, and the following standard:

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

Section 25. Amendment of OMC 18.04.060(F). Olympia Municipal Code Subsection 18.04.60(F) is hereby amended to read as follows:

F. COOPERATIVE-HOUSING.

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

1. Common Structure. The following provisions apply to co-housing developments in the residential districts listed in OMC [18.04](#).
 - a. Quantity, size, and use. Cooperative-housing projects may contain any number of common structures; however, no more than two common structures ~~shall~~may exceed 800 square feet in size and none ~~shall~~may exceed 5,000 square feet in size. At least one common structure ~~shall~~must contain a dining room and kitchen large enough to serve at least 50 percent of the development's residents at a time based upon occupancy of one person per bedroom, and at least one of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.
 - b. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within 40 feet of the site's perimeter or a public street extending through the site, no more than two common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than 40 feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least 40 feet from existing and potential dwelling sites. In no case ~~shall~~may more than 50 percent of any street frontage be occupied by common and/or accessory structures.
2. Business Uses. Cooperative-housing developments may contain business uses allowed as home occupations (see Section [18.04.060\(L\)](#)) in structures other than residential dwellings, subject to the conditions below:
 - a. The total building square footage devoted to business uses in the entire development ~~shall~~may not exceed the rate of 500 square feet per dwelling unit.
 - b. Business uses ~~shall~~may not occupy more than 50 percent of a common building. The proportion of dwellings devoted to business uses ~~shall~~must comply with OMC [18.04.060\(L\)](#), Home Occupations.
 - c. Structures containing a business which are visible from public rights-of-way adjoining the development ~~shall~~may give no outward appearance of a commercial use, other than one (~~±~~) sign mounted flush to the building in which the business is located. (See OMC [18.43](#), Signs.) No outdoor storage related to a business may be visible from public rights-of-way bordering the development.

- d. Each business located in a cooperative-housing development may employ a maximum of two people who do not reside in the development. This limitation does not apply to seasonal agricultural employees.
 - e. Business uses ~~shall~~may not emit noise, pollutants, waste products, or create impacts which would pose a nuisance or health risk for the occupants of abutting properties.
3. Dwelling Units. Dwelling units in cooperative-housing developments ~~shall~~may only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.
 4. Approval Process. Applications for cooperative-housing projects ~~shall be~~are processed pursuant to ~~OMC 18.56~~as land use reviews.
 5. Common Areas. A note ~~shall~~must be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use. (See OMC [18.100](#), Design Review, for applicable design guidelines.)
 6. Platting.
 - a. Dwellings in cooperative-housing developments (as allowed in Table 4.01 or 6.01 for the applicable district) are not required to be located on individual lots.
 - b. Perimeter setbacks. The minimum building setbacks for unplatted cooperative-housing developments in the R-4, R 4-8, and R 6-12 districts are as follows:
 - i. Five feet from the side property line of an adjoining parcel.
 - ii. ~~1020~~ feet from public rights-of-way and five feet from the rear property lines of adjoining parcels.

The setbacks required in Subsections a. and b. above may be reduced per OMC [18.04.080](#)(H)(2) and [18.04.080](#)(H)(5).
 - c. Dwelling separation. Residential structures (i.e., single-family houses, duplexes, and townhouse structures and middle housing units with up to ~~four~~six units) in cooperative-housing developments in an R-4, R 4-8, or R 6-12 district, which are not on individual lots, ~~shall~~must be separated by at least ~~ten~~10 feet along the site's perimeter and ~~six feet per the adopted building codes elsewhere~~. Dwellings on individual lots are subject to the applicable setback standards specified in Table 4.04 or 6.01.

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

Section 26. Amendment of OMC 18.04.060(H). Olympia Municipal Code Subsection 18.04.060(H) is hereby amended to read as follows:

H. COTTAGE HOUSING.

Cottage housing developments ~~shall~~must comply with the following requirements:

1. Courtyard. The development ~~shall~~must contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. ~~Said~~This open space shall~~must be at least 20% percent of the site.~~ (See OMC [18.04.080\(J\)](#), Development Standards.)
2. Site Design. Dwelling units ~~shall~~must be located on at least two ~~(2)~~ sides of the courtyard or common area. (See also OMC [18.175.100](#) Site Design: Cottage Housing.) A cottage may share a common wall with one other cottage.
3. Number of Units. The development ~~shall~~must include no less ~~fewer~~ than four and no more than 12 dwelling units per courtyard.
4. Dwelling Size. The first story of dwellings in cottage developments, including any garage, ~~shall~~may not exceed 1,000 square feet in size. Two--story structures ~~shall~~may not exceed 1,600 square feet in size. Dwelling size does not include the area of a private garage. An existing dwelling in a new Cottage Housing project is exempt from these size limitations.
5. Parking. On-site parking may be accommodated in a shared parking lot(s). (See chapter [18.38](#) OMC, Parking.)
6. Covenants. Covenants ~~shall~~must be recorded which establish common areas and preclude their conversion to another use.
7. Platting. Dwellings in cottage housing developments may, but are not required to, be located on individual lots.
8. Phasing. A proposed cottage housing development may be developed in phases. The project as a whole ~~shall~~must be portrayed on the site plan submitted for land use review, and proposed phases of development ~~shall~~must be shown on the same site plan. The site plan ~~shall~~will be reviewed in accordance with OMC Chapter ~~18.60~~[18.70](#) ADMINISTRATION – PROCEDURES FOR LAND USE PERMITS AND DECISIONS~~Land Use Review and Approval~~ for compliance with all applicable requirements and standards. Each phase shown on an approved site plan ~~shall~~must individually receive review and approval for engineering, building, and any other necessary permits in accordance with applicable standards and regulations. The site plan ~~shall~~must address the duration of each phase prior to land use or plat approval. The phasing plan ~~shall~~may not exceed five years, unless a development agreement specifying a longer time period has been approved and recorded in accordance with Chapter [18.53](#) OMC.

Section 27. Amendment of OMC 18.04.060(K). Olympia Municipal Code Subsection 18.04.060(K) is hereby amended to read as follows:

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

2. An application for a group home housing seven or more unrelated persons is a Type II application pursuant to OMC [18.70.040](#). The City shall process an application for a group home housing more than 20 unrelated persons as an essential public facility.
3. ~~Separation. Group homes, housing six or more unrelated adults, must be separated from other group homes as shown on Table 4.02 and Table 4.03, except as otherwise precluded by state or federal law. When one group home is in an R-4, R-4-8 or R-6-12 district and another is not, the more restrictive separation standard applies.~~
4. ~~Lot Size. Group homes subject to conditional use approval with up to nine residents, exclusive of on-site staff, must have a minimum lot size of 7,200 square feet. An additional 500 square feet of lot area is required for each resident above nine residents.~~
54. Site Plan. The applicant shall submit a detailed site plan with the application. The Hearing Examiner may increase the Development Standards specified in Table 4.04 as necessary to ensure compatibility of the group home with surrounding uses.
65. Occupancy. Not more than 20 residents may be accommodated at one time, exclusive of required staff, in the R-4-8, R-6-12, MR-7-13, Neighborhood Center (NC), Urban Village (UV), Neighborhood Village (NV), and Community Oriented Shopping Center (COSC) districts.
76. Maintenance. The operator of a group home shall maintain the group home in reasonable repair and keep the grounds trimmed and trash free.

TABLE 4.02 GROUP HOME SEPARATION REQUIREMENTS — R-4, R-4-8, R-6-12 DISTRICTS			
	Offenders	Youth	Homeless
Offenders	2 miles	1 mile	1/2 mile
Youth	1 mile	1 mile	1/4 mile
Homeless	1/2 mile	1/4 mile	1/4 mile

TABLE 4.03 GROUP HOME SEPARATION REQUIREMENTS — ALL DISTRICTS EXCEPT R-4, R-4-8, AND R-6-12			
	Offenders	Youth	Homeless
Offenders	2 miles	1 mile	None
Youth	1 mile	1 mile	None
Homeless	None	None	None

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

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

Section 28. Amendment of OMC 18.04.060(L). Olympia Municipal Code Subsection 18.04.060(L) is hereby amended to read as follows:

L. HOME OCCUPATIONS.

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

1. Review. Prior to both initial occupancy and issuance of any business license, the business operator or the operator's agent shall certify that the home occupation will conform with the applicable requirements.
2. General Standards. The following are the general requirements for home occupations. Also see specific standards for family child care homes, adult day care homes, bed and breakfast houses, short term rental - homestays, and counseling.
 - a. Home occupations must be conducted within the principal residence of the permit holder, or within an accessory structure on the same property. Permit holders shall provide evidence thereof through such means as voter registration, driver's license, tax statement, or other evidence of residency and sign a notarized affidavit attesting to their principal residence at the site.
 - b. Home occupations are subject to inspections by City staff insofar as permitted by law. Permit holders shall execute a notarized affidavit agreeing to allow appropriate City staff the ability to conduct an inspection of the residence, after reasonable notice is given, to determine compliance with the home occupation permit.
 - c. No person(s) other than the family member(s) who resides in the residence ~~shall~~may participate in the home occupation. The home occupation permit ~~shall~~must list the names of each resident who is employed by the business. Furthermore, the residence ~~shall~~may not be used as a place of congregation for work that occurs off the premises. This limitation ~~shall~~does not apply to short-term rental – homestays or properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
 - d. Home occupations ~~shall~~may not occupy ~~not more than twenty-five (25)~~ percent of the total floor area of the dwelling or ~~five hundred (500)~~ square feet per dwelling unit, whichever is less; provided, however, that properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest ~~shall~~may not occupy ~~not more than fifty~~ 50 percent (50%) of the total floor area of the dwelling or ~~one thousand five hundred (1,500)~~ square feet per dwelling unit, whichever is less. This limitation does not apply to family child care homes, adult day care homes, elder care homes, short-term rental – homestays, or bed and breakfast houses.
 - e. The residential character of the lot and dwelling ~~shall~~must be maintained. The occupation ~~shall~~must be conducted entirely within a dwelling and/or accessory building by the occupant of the dwelling. A carport ~~shall~~may not be used for home occupations, except for parking. There ~~shall~~may be no structural alteration nor any exterior modification of the structure in order to accommodate the occupation.
 - f. The occupation ~~shall~~must be conducted in such a manner as to give minimal outward appearance of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy peaceful occupancy of their homes.

- g. Except for adult daycare, child daycare, and bed and breakfast businesses, and short-term rental – homestays, the hours of operation, as related to customer or client visitations, ~~shall must~~ be limited to no earlier than 7:00 a.m. and no later than 9:00 p.m.
 - h. The following types of uses ~~shall are~~ not be permitted as home occupations:
 - i. Veterinarian, medical, and dental offices and clinics;
 - ii. Vehicle sales or repair;
 - iii. Contractors' yards;
 - iv. Restaurants;
 - v. Exterminating services;
 - i. No stock in trade ~~shall may~~ be sold or displayed on the premises; provided, however, that this limitation ~~shall does~~ not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest. No equipment or material ~~shall may~~ be stored on any exterior portion of the premises.
 - j. Home occupations ~~shall may not~~ emit no noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, pollutants, or waste products detrimental to the environment, public safety, or neighborhood, beyond those normally emanating from residential uses.
 - k. Home occupations ~~shall must~~ comply with all applicable local, state, ~~or and~~ federal regulations. Requirements or permission granted or implied by this section ~~shall may~~ not be construed as an exemption from such regulations.
 - l. A home occupation permit issued to one (1) person residing in the dwelling ~~shall is~~ not be transferable to any other person, nor ~~shall is~~ a home occupation permit be valid at any address other than the one appearing on the permit.
 - m. Any person engaging in a home occupation shall register as a business under Chapter [5.04](#) of the Olympia Municipal Code, and ~~shall be~~ subject to the Business and Occupation Tax levied by the Olympia Municipal Code.
 - n. The applicant shall demonstrate compliance with all City and State licensing requirements, including those pertaining to building, fire safety, and health codes.
 - o. Parking of customer, employee, or client vehicles ~~shall may~~ not create a hazard or unusual congestion. No more than two (2) off-street parking stalls ~~shall may~~ be provided in addition to any required for the residence. A driveway may be used as off-street parking. Except for commercial type postal carriers, traffic generated by the home occupation ~~shall may~~ not exceed two (2) commercial vehicles per week. See OMC Chapter [18.38](#) for parking requirements for specific home occupations.
3. Specific Home Occupation Standards.
- a. Family Child Care Home. Family child care homes are allowed in all districts permitting residences, ~~subject to the following conditions:~~

- i. ~~Structural or exterior alterations which would alter the single family character of an existing single family dwelling or be incompatible with surrounding residences are prohibited.~~
 - ii. ~~Prior~~provided that prior to initiation of child care services, each child care provider must file a Child Care Registration Form with the Department of ~~Community Planning and Development~~. The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee ~~will be~~is required for registration.
- b. Adult Day Care Homes. Adult day care homes are permitted in the districts specified in Table 4.01 and Table 5.01, subject to the following conditions.
 - i. No more than six ~~(6)~~ adults (at least eighteen ~~(18)~~ years of age) ~~shall~~may be cared for in an adult day care home.
 - ii. Adult day care homes ~~shall~~may not operate for more than twelve ~~(12)~~ hours per day.
 - iii. The primary care giver shall reside in the adult day care home.
 - iv. Emergency medical care may be provided in adult day care homes, but not routine care necessitating the services of a licensed health care professional (e.g., dispensing of medicine or convalescent care). The caregiver must be certified in basic First Aid and cardiopulmonary resuscitation. First Aid supplies, including bandages and an antiseptic, ~~shall~~must be available on premises.
 - v. A smoke detector must be provided in each room occupied by people in day care. A fire extinguisher (rated 2A10 BC or the equivalent) must be installed in a readily accessible location. ~~It shall be the responsibility of the day care operator to~~ shall maintain the smoke detectors and fire extinguisher in operating condition.
 - vi. ~~The structure and grounds accommodating an adult day care shall not be altered in such a way that they manifest characteristics of a business or pose a nuisance for the occupants of abutting properties.~~
- c. Bed and Breakfast Houses. Bed and breakfast houses are subject to the following conditions:
 - i. The owner shall operate the facility and shall reside on the premises.
 - ii. There ~~shall~~may be no more than five ~~(5)~~ guest (rental) rooms for persons other than the members of the operator's immediate family.
 - iii. No bed and breakfast establishment ~~shall~~may be located closer than ~~two hundred (200)~~ feet to another bed and breakfast establishment, as measured in a straight line from property line to property line.
- d. Counseling. Counseling by single practitioners is permitted as a home occupation under the following conditions:

- i. Counseling for sex offenders and substance abuse is prohibited.
- ii. Group sessions are prohibited (i.e., more than two ~~(2)~~ people per session). This limitation ~~shall~~ does not apply to home occupations in properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
- e. Short-Term Rental – Homestays. (See also JJ. Short-Term Rentals; OMC [18.38.100](#) Table 38.01; and OMC [18.43.130.B.](#))
 - i. The property owner, or a long-term rental tenant, must reside in a residence offered as a short-term rental – homestay as their primary residence, including whenever a guest is residing in the homestay.

Section 29. Amendment of OMC 18.04.060(N). Olympia Municipal Code Subsection 18.04.060(N) is hereby amended to read as follows:

N. LARGE MULTIFAMILY HOUSING PROJECTS.

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

1. Mix of Dwelling Types.
 - a. ~~In the RM-18 and RMU districts, no more than seventy (70) percent of the total housing units on sites of five (5) or more acres shall be of a single dwelling type (e.g., detached single-family units, duplexes, triplexes, multi-story apartment buildings, or townhouses).~~
 - b. ~~Large Multifamily housing projects in the RM-18 or RMU districts on sites of five (5) or more acres, which abut an existing or approved large multifamily development of five (5) or more acres, shall must contain a mix of dwelling types such that no more than eighty (80) percent ninety (90) percent of the total units in both projects (combined) are of one (1) dwelling type. The Director (or Hearing Examiner if applicable) shall grant an exception to this requirement if the Director (or Hearing Examiner) determines that topography, permanent buffers, or other site features will sufficiently distinguish the developments.~~
2. Transitional Housing Types ~~in. In the RM-18, MR 7-13 and MR 10-18 districts, D~~detached single-family houses, ~~or duplexes, and/or middle housing types~~units shall ~~must~~ be located along the perimeter (i.e., to the depth of one (1) lot) of large multifamily housing projects over five (5) acres in size which that are directly across the street and visible from existing detached single-family houses. Single-family houses and/or Townhouses, duplexes, middle housing units types or detached houses shall must be located along the boundary of large multifamily housing sites over five (5) acres in size which adjoin, but do not directly face, existing detached single-family housing (e.g., back to back or side to side). The Director (or Hearing Examiner) may allow exceptions to these requirements where existing or proposed landscaping, screening, or buffers provide an effective transition between the uses. (See Chapters [18.170](#) Multi-Family Residential Design Guidelines and 18.36.140 Residential Landscape requirements.)

Section 30. Amendment of OMC 18.04.060(P). Olympia Municipal Code Subsection 18.04.060(P) is hereby amended to read as follows:

P. MANUFACTURED OR MOBILE HOME PARKS.

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

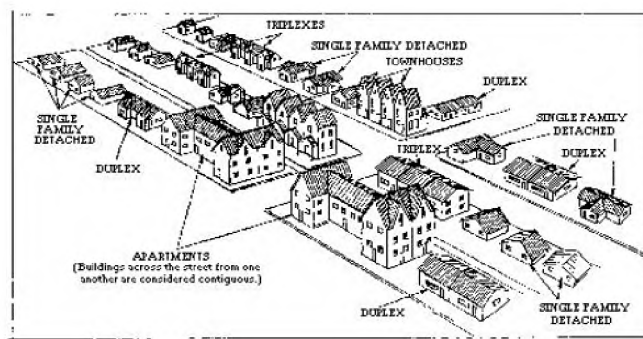
1. Site Size. The minimum size for a manufactured or mobile home park ~~shall be~~ one (1) acres.
2. Utilities. Manufactured or mobile home parks ~~shall~~ must be completely and adequately served by City utilities.
3. Lot Sizes. Each space or lot upon which a manufactured or mobile home is to be located ~~shall~~ must be at least ~~two thousand five hundred (2,500)~~ square feet in area and have a minimum width of ~~thirty (30)~~ feet, exclusive of common parking areas and driveways.
4. Accessory Buildings. Buildings and structures accessory to the primary residence (manufactured home, mobile home, or recreational vehicle) located on an approved pad within the manufactured/mobile housing park ~~shall be~~ are allowed, provided at least ~~fifty (50)~~ percent of the pad/site remains unencumbered by structures. An accessory roof or awning may be attached to a manufactured or mobile home and ~~shall be~~ is considered a part thereof. Automobile parking spaces, which are not computed in the space or lot area, may be covered with a carport.
5. Access. All drives within the park ~~shall~~ must be hard surfaced. Sidewalks and paths ~~shall~~ must be provided consistent with applicable City Development Standards.
6. Clearance. There ~~shall~~ must be at least ~~ten (10)~~ feet clearance between manufactured or mobile homes. Manufactured or mobile homes ~~shall~~ may not be located closer than ~~ten (10)~~ feet from any building within the park or from any property line bounding the park.
7. Screening. There ~~shall~~ must be sight-obscuring fencing (see Section [18.40.060\(D\)](#), Fencing), landscaping, or natural vegetated buffers at least ~~eight (8)~~ feet wide on all sides of the park. Such screening ~~shall~~ must contain openings which provide direct pedestrian access to adjoining streets and trails.
8. Open Space. At least ~~five hundred (500)~~ square feet of ground area for each manufactured or mobile home space ~~shall~~ must be made available in a centralized location or locations for recreational uses. (See Section [18.04.080\(J\)](#).) At least ~~fifty (50)~~ percent (~~50%~~) of such open space ~~shall~~ must comply with soil and vegetation protection area standards.
9. Lighting. Access roadways and recreational areas ~~shall~~ must be provided with general area lighting at no less than five-tenths (~~5/10~~) foot candle intensity as measured at ground level.
10. Site Plan. A complete and detailed plot plan ~~shall~~ must be submitted to the Hearing Examiner for approval. The plan ~~shall~~ must show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, and roads and recreational areas. The City may require additional information as necessary to determine whether the proposed park meets all the above-mentioned conditions and other applicable provisions of this code.

Section 30. Amendment of OMC 18.04.060.Q, Olympia Municipal Code Chapter 18.04 is hereby amended to read as follows:

Q. MIXED RESIDENTIAL DISTRICTS.

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

1. Mix of Dwelling Types. Each housing project in the Mixed Residential 7-13 and Mixed Residential 10-18 districts shall ~~must attain~~contain a mix of housing types consistent with the following.
 - a. Mixed residential 7-13 district.
 - i. ~~A minimum of sixty-five (65) percent and a maximum of seventy-five (75) percent of the total authorized units in a development must can be single family dwellings. At least seventy (70) percent of these single family dwellings must be detached.~~
 - ii. ~~A minimum of twenty-five (25) percent and a maximum of thirty-five (35) percent of the authorized housing units shall must consist of single-family houses or duplexes, triplexes, middle housing units, or larger apartment buildings. A maximum of fifteen (15) percent of the authorized dwelling units may be contained in apartment buildings with five (5) or more units.~~
 - b. Mixed residential 10-18 district.
 - i. ~~A minimum of thirty-five (35) percent and a maximum of seventy-five (75) percent of the authorized dwelling units in a development must can be single family dwellings.~~
 - ii. ~~A minimum of twenty-five (25) percent and a maximum of sixty-five (65) percent of the authorized dwelling units shall must consist of single-family houses duplexes, triplexes, middle housing units, or larger apartment buildings. A maximum of fifty-five (55) percent of the authorized units may be contained in apartment buildings with five (5) or more units.~~



Housing types in MR Districts must be intermixed.

FIGURE 4-1

- c. Housing developments in the MR Districts shall ~~must~~ intermix housing types rather than segregating them from one another. (Also see Section [18.04.060\(N\)\(2\).](#))
 - i. No more than two (2) apartment buildings with more than five (5) units shall may be contiguous to one another (uninterrupted by another housing type). Buildings separated by streets shall ~~be~~are considered contiguous.
 - ii. No more than three (3) townhouse structures (contained a maximum of four (4) units) shall may be contiguous to one another, consistent with Chapter [18.64](#), Townhouses.

- iii. ~~No more than three (3) duplexes, triplexes or fourplexes shall be contiguous to one another.~~
- 2. Large or Phased Subdivisions. Proposed subdivisions in the MR 7-13 or MR 10-18 districts containing more than five (5) acres or creating tracts for future subdivision ~~shall be~~are processed pursuant to Chapter [18.56](#). The master plan for the development ~~shall~~must show how the entire site (in contiguous ownership) will be subdivided/developed consistent with the requirements contained in a. above and other relevant provisions of this Code.
- 3. ~~Compliance with Standards. Subdivision plats for property in the MR 7-13 or MR 10-18 districts shall include a restriction prohibiting any future subdivision of lots or tracts which would increase the density in the original project area beyond the maximum density allowed in Table 4.04 (and as hereafter amended) or deviate from the mix of dwelling types required in a. above.~~

Section 31. Amendment of OMC 18.04.060(EE). Olympia Municipal Code Subsection 18.04.060(EE) is hereby amended to read as follows:

EE. GARAGE PLACEMENT AND WIDTH.

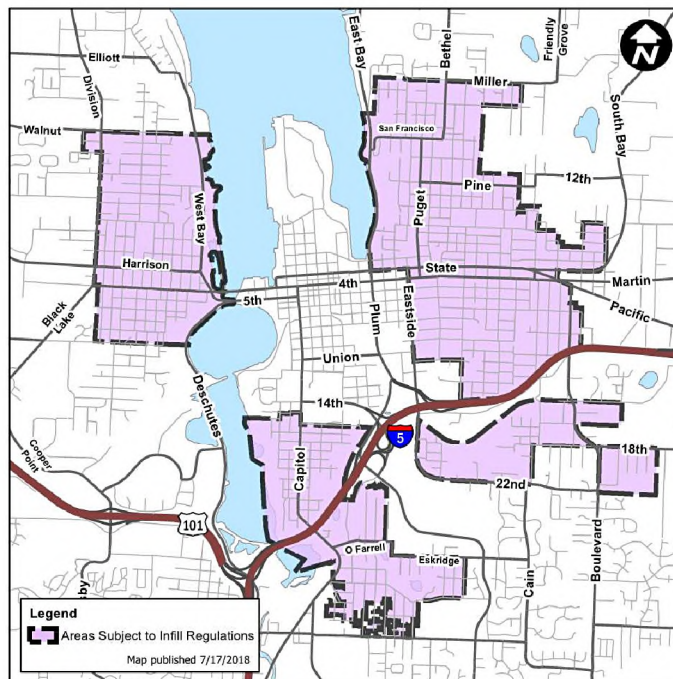
(Also see chapter [18.100](#) OMC, Design Review, and chapter [18.175](#) OMC, Infill and Other Residential.)

- 1. Applicability. The standards listed in Subsection 3 below apply only to:
 - a. ~~Single-family~~All dwellings on lots of less than 5,000 square feet in size;
 - b. ~~Single-family~~dAll dwellings on lots within the areas depicted by Figure 4-2a.;
 - c. ~~Duplexes;~~
 - d. ~~Triplexes;~~
 - e. ~~Fourplexes;~~
 - f. ~~Courtyard apartments; and~~
 - g. ~~Cottage housing.~~
- 2. Exceptions. The dwellings listed in Subsection 1(a) above are exempt when located on one of the following types of lots:
 - a. Lots fronting on private access lanes (see the City of Olympia Engineering Design and Development Standards as adopted in chapter [12.02](#) OMC) or where the garage would not face or be visible from a public street;
 - b. Flag lots (see chapter 18.02.180 OMC, Definitions, Lots);
 - c. Wedge-shaped lots (see chapter 18.02.180 OMC, Definitions, Lots); and
 - d. Lots with trees or topography which preclude compliance with the provisions of this Section, as determined by the approval authority.

3. Garage Standards.

- a. ~~A Garage~~ ~~garage shall~~ may not protrude ahead of the dwelling's ground floor front facade more than:
- i. Eight feet on two story dwellings (i.e., dwellings with habitable space above the ground floor); or
 - ii. Four feet on single-story dwellings.
- These requirements above (i. and ii.) do not apply to garages with doors ~~which~~ that do not face the street (see OMC [18.175.060](#), Garage Design), or garages flush with the supporting posts of covered porches which span the remainder of the dwelling's front facade.
- b. Garage width ~~shall~~ may not exceed the following percentage of the dwelling's front facade:
- i. Two-story dwellings (containing habitable space above the ground floor): ~~sixty~~ 60 percent.
 - ii. Single-story dwellings: 50 percent.

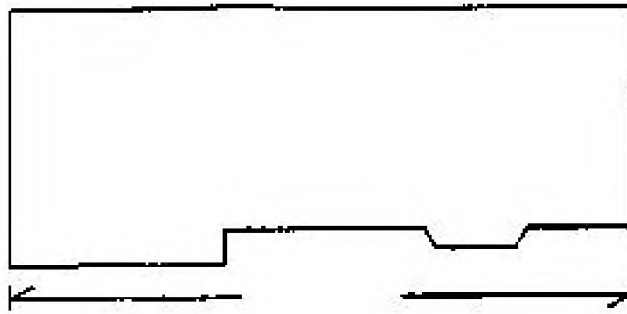
For purposes of the above measurements, garage width ~~shall~~ includes the garage doors facing the street plus any required supporting panel. The dwelling's facade ~~shall~~ must be measured in a straight line, parallel to the building face, between the outermost ends of the facade facing the street.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



Areas Subject to Infill Regulations

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

FIGURE 4-2a



Measurement of Front Facade

FIGURE 4-2b

Section 32. Amendment of OMC 18.04.060(GG). Olympia Municipal Code Subsection 18.04.060(GG) is hereby amended to read as follows:

GG. ELECTRIC VEHICLE INFRASTRUCTURE (EVI).

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

1. A battery charging station is sited on the premises of a single-family home dwelling unit for residential use and not commercial use;
2. When any Level 1 or 2 charger is sited within a parking lot or parking structure; or
3. When any battery charging station or a single battery exchange station is sited on the premises of a service station.

Section 33. Amendment of OMC 18.04.060(HH). Olympia Municipal Code Subsection 18.04.060(HH) is hereby amended to read as follows:

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

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

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

Section 34. Amendment of OMC 18.04.060(JJ). Olympia Municipal Code Subsection 18.04.060(JJ) is hereby amended to read as follows:

JJ. SHORT-TERM RENTALS.

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

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

- a. The number of overnight guests is limited to two ~~(2)~~ adults per bedroom, except children under ~~twelve~~ ~~(12)~~ years of age may occupy a bedroom with no more than two ~~(2)~~ adults.
 - b. In any single short-term rental, the total number of overnight guests is limited to a maximum of ~~ten~~ ~~(10)~~ adults or the maximum provided by OMC 18.04.060.JJ.1.a, whichever is less. In a short-term rental – homestay, the property owner or long-term rental tenant is included in counting the maximum number of overnight guests.
 - c. A short-term rental operator shall obtain any required City and State business license(s).
 - d. A short-term rental operator shall comply with Revised Code of Washington Chapter [64.37](#), and all other applicable local, state, and federal laws and regulations and shall pay all applicable local, state, and federal taxes.
 - e. A short-term rental operator shall provide the City the name, phone number, and address of a person who resides within ~~fifteen~~ ~~(15)~~ miles of the short-term rental, or within Thurston County, who is responsible to represent the short-term rental operator to immediately respond to City requests to enforce applicable laws and rules.
 - f. A short-term rental operator shall post a copy of City of Olympia business license, and land use permit if applicable, in a conspicuous location in the short-term rental.
 - g. No short-term rental is allowed on a property for which there exists a Final Certificate of Tax Exemption issued under OMC [5.86](#).
 - h. No short-term rental is allowed in any dwelling unit to which any income restrictions are in effect under any local, state, or federal authority.
2. The following requirements apply to short-term rental-homestays only: (see also 18.04.060.L)
 - a. The property owner, or a long-term rental tenant, must reside in a residence offered as a short-term rental – homestay as their primary residence, including whenever a guest is residing in the homestay.
 - b. No land use permit is required for a short-term rental – homestay.
 3. The following requirements apply to short-term rental-vacation rentals only:
 - a. In addition to other required permits and licenses, a land use permit is required from the Department of Community Planning and Development for each vacation rental unit. Vacation rental permits are valid for two ~~(2)~~ years from the date of issuance, and may be renewed by the City upon application.
 - b. No short-term rental operator ~~is permitted to~~ may own, operate, or have any interest in more than two ~~(2)~~ short-term rental – vacation rental units in the City of Olympia.
 - i. Existing short-term rental – vacation rentals. Operators that own, operate, or have any interest in more than two ~~(2)~~ short-term rental – vacation rental units in the City of Olympia as of September 26, 2021 may be approved as long as

those units are in continuous use as short-term rental – vacation rentals, and provided all other applicable requirements are met.

- c. No more than two ~~(2)~~ short-term rental - vacation rental units are permitted on any legal parcel of land containing a single-family home.
- d. Notwithstanding OMC 18.04.060.JJ.3.c., a short-term rental - vacation rental unit may be permitted in one ~~(1)~~ dwelling unit or three percent ~~(3%)~~ of the non-income-restricted dwelling units, whichever is greater, on a legal parcel of land, or adjacent parcels in common ownership, containing one ~~(1)~~ or more buildings with two ~~(2)~~ or more units.

Section 35. Amendment of OMC 18.04.080 TABLE 4.04. Olympia Municipal Code Section 18.04.080, Table 4.04 is hereby amended to read as follows:

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24 <u>13</u>	30 <u>18</u>	24 <u>18</u>	30 <u>24</u>	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18		24	---		12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 <u>18</u> Manufa ctured Housing Parks = 5	18 Manufa ctured Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for resident ial use; 5 acres for non-resident ial use	<u>5,000 SF</u> ; except: Townho use = 2,000 SF minimum	One acre; reduced to 12,000 SF if associat ed with a drainag e dispers al tract of at least	<u>4,000 SF</u> ; except: Townho use = 2,000 SF minimum	<u>4,000 SF</u> ; except: Cottage s = 2,500 SF = Cottage ; Townho use = 2,000 SF minimum	<u>3,500 SF</u> ; except: Cottage s = 2,000 SF = Cottage ; Townho use = 1,600 SF minimum	<u>3,000 SF</u> ; except: Cottage = 1,600 SF = Cottage ; Townho use = 1,600 SF minimum	<u>3,000 SF</u> ; except: Cottage = 1,600 SF = Cottage ; Townho use = 1,600 SF minimum	<u>3,000 SF</u> ; except: Cottage = 1,600 SF = Cottage ; Townho use = 1,600 SF minimum	Townho use = 1,600 SF minimum; 2,400 SF average = townho use; Mobile Home Parks =	Townho use = 1,600 SF minimum; 2,000 SF average = townho use; Mobile Home Parks =	Townho use = 1,600 SF minimum; 2,000 SF average = townho use	<u>3,500 SF</u> ; except: Cottage = 2,000 SF = Cottage ; Townho use = 1,600 SF minimum	Townho use = 1,600 SF minimum; 2,000 SF average = townho use; Mobile Home Park =	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter <u>18.64</u> (to wnhouses) 18.04.060(P) (mobile home parks)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

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

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
								80' = multifamily					home park		
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	<u>10' 20'</u>	<u>20' 10'</u>	20' except: 10' with side or rear parking; 10' for flag lots <u>10'</u> ; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots <u>10'</u> ; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots <u>10'</u> ; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots <u>10'</u> ; 5' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots <u>10'</u> ; 5' for agricultural buildings with farm animals	10'	5'	5' except: 10' for structures 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I) <u>Minimum of 20 feet from front property line adjacent to a street to vehicle access to garage or carport.</u>
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	<u>25 10'</u>	<u>50 10'</u>	10' except: 5' for agricultural buildings with farm animals	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots <u>10'</u>	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots <u>10'</u>	20' except: 15' for multifamily; 10' for cottages, and wedge shaped lots <u>10'</u>	<u>10' 15'</u> except: 10' for cottages, and wedge shaped lots, 20' with alley access	10' except: 15' for large multifamily	10' except: 20' next to an R 4-8 or R 6-12 district	5' except: 20' for structures 35' or higher	5'	<u>20 5'</u> except: 5' for agricultural buildings with farm animals; 10' for cottages	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provide d garages are set back 20'; 5' for agricultural building s with farm animals	5' except: 10' along flanking street; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 5' for agricultural building with farm animals	10' minimum each side, and minimum total of 60' for both side yards. 5'	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 5' for agricultural building s with farm animals	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s; 5' for agricultural building s with farm animals	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s; 5' for agricultural building s with farm animals	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s;	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s; 10' for large multifamily; 20' next to R 4-8, or R 6-12 district 10' - mobile home park	5' except: 10' along flanking streets; except garages shall must meet Minimu m Front Yard Setback s; 6' on one side of zero lot; 20' next to R 4-8, R 6-12 district. 10' - mobile home park	5' except: 10' along flanking streets; 6' on one side of zero lot;	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottage s; 5' for agricultural building s with farm animals ; 10' - mobile home park	No minimum, except 10' on Capitol House Block	18.04.080(H)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM BUILDING HEIGHT	35'40'	35'40', except: 24' for detached accessory structures and dwelling units	40' except: 24' for detached accessory structures and dwelling units	40' except: 24' for detached accessory structures and dwelling units	35'40', except: 24' for detached accessory structures and dwelling units; 25' for cottages; 35' on sites 1 acre or more, if setbacks equal or exceed building height	35'40', except: 24' for detached accessory structures and dwelling units; 25' for cottages	45', except: 25' for cottages; 24' for detached accessory structures and dwelling units	45', except: 25' for cottages; 24' for detached accessory structures and dwelling units	35', except: 24' for detached accessory structures and dwelling units; 25' for cottages	42' except: 24' for detached accessory dwelling units	60' except: 24' for detached accessory dwelling units	See 18.04.080 (I); 24' for detached accessory dwelling units	2 stories or 35' whichever is less, except: 24' for detached accessory structures and dwelling units; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (I)(3); 24' for detached accessory structures and dwelling units	18.04.080(I)
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25% = lots of 10,001 SF to 1 acre; 6% = 1.01 acre or more	35% = 60% = townhome uses	6%; increased to 18% if associated with drainage dispersal tract of at least	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhome uses	55% = .25 acre or less 40% = .26 acres or more 60% = townhome uses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01	85% except for stoops, porches or balconies	

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
			65% in the same subdivision plat.										acres or more		
MAXIMUM ABOVE-GRADE STORIES	-	2 stories	3 stories	3 stories	2 stories	2 stories	4 stories	4 stories	3 stories	3 stories	5 stories	-	-	5 stories	-
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	35% 60% = Townhome uses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhome uses 55%	55% = .25 acre or less 40% = .26 acres or more 60% = Townhome uses	65%	65%	65%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhome uses	85% except for steep, porches or balconies	18.04.080(K) 18.64.080
MAXIMUM HARD SURFACE BONUS (not guaranteed, performance based)	65% or 10,000sf (whichever is greater) = lots less than 4	65% 80% = Townhome uses 55%	265%	55% or 3,500sf (whichever is greater) = .25 acre or less; 25% or	65% = .25 acre or less 70% = .26 acre or more 80% = Townhome	75% 65% = .25 acre or less 70% = .26 acre or more	785%	785%	785%	8095%	90% 100%	9100%	85%; .25 acre or less 60% = .26 to 1 acre	95100%	See OMC 18.04.080K for bonus criteria. Hard surfaces are treated as impervious unless shown workable through an

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	acres; 25%=4 .1 acre or more			6,000sf (whichever is greater) = .26 acre or more.	uses 75% Townhouse uses	80% = Townhouse uses							55% = 1.01 to 3 acres 25% = 3.01+ acres 90% = townhouse uses		approved design. 18.04.080(K) Hard Surfaces are treated as impervious, unless shown workable through an approved design (that complies with DDECM), which requires adequate underlying soils.
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.		200 SF/unit for cottages; 450 SF/unit for courtyard apartment developments	200 SF/unit for cottages; 450 SF/unit for courtyard apartment developments	25% for large multifamily requiring land use review; 200 SF/unit for cottages	25% for large multifamily requiring land use review; 200 SF/unit for cottages	25% for large multifamily requiring land use review; 500 SF/space for mobile home park	20% for large multifamily requiring land use review; 500 SF/space for mobile home park	10% for large multifamily requiring land use review	10% for large multifamily requiring land use review; 500 SF/space for mobile home park	200 SF/unit for cottages; 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J); for Courtyard Apartments see 18.04.060(II) 18.04.080(J). 18.04.00(H) for Cottage Housing; 18.04.060(II) for Courtyard Apartments.

Section 36. Amendment of OMC 18.04.080(A). Olympia Municipal Code Subsection 18.04.080(A) is hereby amended to read as follows:

A. Maximum Housing Densities.

1. Calculation of Maximum Density.

- a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas," and land to be dedicated or sold for public parks, schools, or similar non-residential uses. Density on individual lots may be exceeded to allow unit lot density as follows:
 - i. Allow up to four units per lot in all residential zoning districts;
 - ii. Allow up to six units per lot in all residential zoning districts for lots located within one-half mile of a frequent transit route (as defined in OMC 18.02.180);
 - iii. In locations where development is limited to four or fewer conventional dwelling types, up to six units per lot (or two additional units) are allowed on all lots zoned predominantly for residential use, if at least two units are designated as affordable housing (as defined in OMC 18.02.180) for a period of 50 years or more. (Note: The affordable units must be in a range of sizes comparable to other units in the development. A covenant, approved as to form by the City Attorney or designee, and recorded with the Thurston County Auditor at the property owner's expense, limiting the unit(s) to affordable housing is required prior to the issuance of building permits.
- b. Convalescent homes. Convalescent homes and nursing homes containing dwelling units ~~which that~~ rely on shared cooking/dining facilities count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom, and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, are counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home ~~which that~~ is part of a larger project is calculated separately from other portions of the site under development (i.e., density may not be transferred from a site occupied by a nursing home to another portion of the development).
- c. A sleeping unit in co-living housing is calculated as one-quarter of a dwelling unit for purposes of calculating density.

2. Mixed Residential and Multifamily Districts. The maximum housing densities shown in Table 4.04 refer to the maximum density of each project. Projects within multiple districts must conform with the density for the portion in each district.
3. Accessory Dwelling Units. Accessory dwelling units ~~built on infill lots~~ are not subject to the maximum density limits specified in Table 4.04. ~~In addition, accessory units built on a maximum of 20 percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.~~ Accessory Dwelling Units do count toward the maximum unit lot density allowed in all zoning districts that have a maximum density of 12 units or fewer per acre.

4. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased and authorized by the Director or by the ~~hearing~~Hearing examiner~~Examiner~~ as noted below, provided, however, that in the R 4-8 District, Transfer of Developments Rights (TDRs) must be obtained (see OMC [18.04.080\(A\)\(5\)](#)):
- a. Restoration of Critical Areas. At the request of the applicant, the ~~Hearing Examiner~~Approval Authority may grant a density bonus of up to 20 percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of any required buffer) will be restored and maintained according to specifications approved by the City. A Request for this density bonus must accompany the land use application ~~and is a Type III application pursuant to OMC 18.70.040~~, except as provided in OMC [18.04.080\(A\)\(4\)\(b-d\)](#). Prior to taking action on a request for this density bonus, the ~~Hearing Examiner~~Approval Authority shall consider the public's comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration, and the increased density on the site, the relative cost of the restoration and the value of the increased density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The City may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination. This bonus does not apply to site features ~~which that~~ were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or ~~their representatives~~someone acting at the current property owner's direction.
 - b. Cottage housing. Cottage housing projects receive a 50 percent density bonus.
 - c. Townhouses. Townhouses receive a 15 percent density bonus in the R 4-8 and R 6-12 districts.
 - d. Low income housing. A density bonus is granted for low income housing (see Section [18.02.180](#), Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a 20 percent bonus. This is different than the unit lot density increases allowed for affordable housing.

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

- 5. Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights (TDR) Sending Zone in order to develop above eight units per acre in an R 4-8 District. However, this requirement does not apply to density bonuses granted in accordance with OMC [18.04.080\(4\)](#). With one TDR credit, a density of nine units per acre can be achieved in the Residential 4-8 District.
- 6. City staff will review residential permitting in areas designated as Low Density Neighborhood in the adopted Comprehensive Plan Future Land Use Map on an annual basis to review the achieved density. If achieved density approaches or exceeds the density anticipated in the comprehensive plan, the City will make revisions as needed to maintain consistency between the Comprehensive Plan and development regulations.

Section 37. Amendment of OMC 18.04.080(B). Olympia Municipal Code Subsection 18.04.080(B) is hereby amended to read as follows:

B. Minimum Housing Densities.

1. Calculation of Minimum Density.

- a. (Note: Table 5.05 in Section 18.05.) The total area of the entire site ~~shall~~must be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual tracts provided for trees pursuant to chapter 16.60 OMC; existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development).
- b. Proposed future development of Accessory Dwelling Unit(s) cannot be used to meet the minimum density requirements of a short subdivision or subdivision unless the face of the plat contains a note that dictates that an ADU permit must be obtained at the same time as the building permit for the principal unit for all or the affected lots within the subdivision.
- c. All dwelling units in convalescent homes/nursing homes and existing accessory dwelling units count toward the minimum density required for the site by Table 4.04.
- d. A sleeping unit in co-living housing is calculated as one-quarter of a dwelling unit for purposes of calculating density.
- e.f.— Achieving minimum density is not required when projects are not subject to land use review. For projects that are subject to land use review, phased and clustered development that retains the opportunity to meet or exceed minimum density in the future is allowed and may contain conditions or restrictions to ensure it is retained for future development.

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

3.—~~Allowance for Site Constraints. At the request of the applicant, the Director may reduce the minimum density required in Table 4.04, to the extent the Director deems warranted, to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article. Factors which may warrant a density reduction include poor soil drainage, the presence of springs, topography exceeding 20 percent slope, rock outcrops, sensitive aquifers used as a public water source or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see OMC 18.04.080(F)). The Director may also authorize a reduction in the minimum~~

density requirements, if necessary, to enable development of small (i.e., less than six acres in size), oddly shaped, or partially developed parcels if the site's configuration or constraints (e.g., existing structures) preclude development at the minimum density specific in Table 4.04. Also see Subsection (E), Developments without Sewer Service, below.

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

Section 38. Amendment of OMC 18.04.080(D). Olympia Municipal Code Subsection 18.04.080(D) is hereby amended to read as follows:

D. Transitional Lots.

1. Lot Size. The square footage and width of lots in developments larger than five (5) acres located in the MR 7-13, MR 10-18, or RM-18 districts, which immediately abut an R-4, R 4-8 or R 6-12 district, ~~shall~~ may be no less than ~~eighty-five (85) fifty (50)~~ percent of the minimum lot size and width required in the adjoining lower density district.
2. Setbacks. The minimum rear yard building setback for lots in the MR 7-13, MR 10-18, and RM-18 districts which share a rear property line with a parcel in an R4, R 4-8, or R 6-12 district ~~shall~~ may be no less than the setback required for the adjoining lower density district.

Section 39. Amendment of OMC 18.04.080(F). Olympia Municipal Code Subsection 18.04.080(F) is hereby amended to read as follows:

F. Clustered Housing.

1. Mandatory Clustering. The Director or Hearing Examiner may require that the housing units allowed for a site be clustered on a portion of the site in order to protect ground water used as a public water source (e.g., wellhead protection areas), to enable retention of windfirm trees (which are appropriate to the site and designated for retention, consistent with Chapter [16.60](#), Tree Protection and Replacement, OMC), to accommodate urban trails identified on Map 7-1 of the Comprehensive Plan, to preserve scenic vistas pursuant to Sections [18.20.070](#), View Preservation and 18.50.100, Scenic Vistas, or to enable creation of buffers between incompatible uses (also see Chapter [18.36](#), Landscaping and Screening).

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

2. Optional Clustering. Applicants for housing projects may request up to ~~twenty (20)~~ percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land serving the purposes listed in a. above; or to avoid development on slopes steeper than ~~twenty (20)~~ percent; or to preserve natural site features such as ~~rock outcrops~~ critical areas or trees; or otherwise enable land to be

made available for public or private open space. Applicants proposing to place ~~sixty-five (65)~~ percent or more of a development site within a tree or vegetation protection or critical areas tract or tracts (see OMC chapter [16.60](#) and section [18.32.140](#)) and not exceed ~~1030%-~~ percent overall impervious coverage may request approval of housing forms not otherwise permitted in the zoning district so long as the number of resulting ~~residential-dwelling~~ units does not exceed the standard maximum by more than ~~twenty (20)~~ percent. Such alternative housing forms may exceed height and story limits otherwise applicable in the district, except for height and story limits specifically intended to soften transitions between zoning districts. ~~For example, three-story multi-family housing may be approved in a two-story single-family housing district.~~ The Director or Hearing Examiner, as applicable, may grant such requests only if the Director or Hearing Examiner determines that the development would not have a significant adverse impact on public facilities and surrounding land uses.

Section 40. Amendment of OMC 18.04.080(H). Olympia Municipal Code Subsection 18.04.080(H) is hereby amended to read as follows:

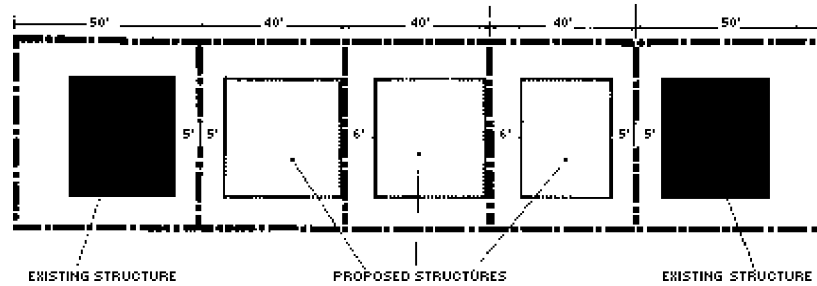
H. Setbacks.

1. Measurement. The required setback area ~~shall be~~ measured from the outermost edge of the building foundation to the closest point on the applicable lot line.
2. ~~Reduced-Front Yard Setbacks.~~ Front yard setbacks in the R-4, R-4-8, R-6-12, MR-7-13 and MR-10-18 districts ~~may be reduced to~~ are a minimum of ~~ten (10)~~ feet under the following conditions:
 - a. When garage or parking lot access is from the rear of the lot;
 - b. When the garage is located at least ~~ten (10)~~ feet behind the front facade of the primary structure on the lot; or
 - c. When the driveway will be aligned to provide at least a ~~twenty (20)~~ foot long parking space between the sidewalk edge (closest to lot) and the garage's vehicle access door(s). (See OMC [18.100](#) Design Review and OMC [18.175](#) Infill and Other Residential.)



FIGURE 4-3

3. Rear Yard Setbacks. See OMC [18.04.080\(H\)\(5\)](#), Encroachments into Setbacks, Section [18.04.080\(D\)\(2\)](#), Transitional Lots, and Table 4.04.
4. Side Yard Setbacks.
 - a. Reduced side yard setbacks. A side yard building setback is not required for a lot, provided it meets the following conditions:
 - i. Provision for reduced or zero setbacks ~~shall specifically appear~~ upon the face of a final short or long plat. Such plat ~~shall~~ must provide that the minimum distance between residences ~~will be~~ is ~~six~~ three (~~6~~ 3) feet. If the distance between a proposed dwelling and a property line is less than three (~~3~~) feet, the applicant shall provide evidence of a maintenance easement, at least three (~~3~~) feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior wall and roof of the dwelling. (Except as expressly provided, any reduced side yard provision appearing on a final plat ~~shall~~ must withstand later amendments of this Title and ~~shall~~ must be considered conforming.)
 - ii. Side yard setbacks ~~shall~~ may not be less than five (~~5~~) feet along a property line adjoining a lot which is not developed or approved for reduced setbacks (e.g., a conventional lot with two (~~2~~) five (~~5~~) foot wide side yard setbacks). Side yard setbacks ~~shall~~ may not be less than ~~ten~~ (~~10~~) feet along a property lines ~~which that abuts~~ a public rights-of-way.



ZERO LOT LINE

FIGURE 4-4

- b. The minimum side yard setback from bikepaths and walkways ~~shall~~must comply with the side yard setback from the lot line as specified for the district in Table 4.04.
5. Encroachment Into Setbacks. The buildings and projections listed below ~~shall be~~are allowed outside of utility, access, or other easements. See OMC ~~18.04.080(H)(5)~~ 18.40.060(H)(2) for additional exceptions.
 - a. ~~Except for Accessory Dwelling Units, any accessory structures may be located in anywhere in the rear 40 feet of a required rear yardlot, provided building and fire code provisions are satisfied and/or in the rear twenty (20) feet of a required interior side yard; however, if a garage's vehicle access door(s) or carport's vehicular entrance faces a rear or side property line, it the garage or carport shall must be setback at least ten (10) feet from that property line. Accessory dwelling units may not encroach into required side yard setbacks. Accessory dwelling units may encroach into rear yards however, if the rear yard does not abut an alley, the accessory unit must be set back ten (10) feet from the rear property line. Further, any garage attached to any accessory dwelling unit shall conform with this Section.~~
 - b. An accessory dwelling unit may not encroach into a required side yard setback. An accessory dwelling unit must be set back five feet from the rear property line, unless the lot abuts an alley, in which case the rear yard setback may be reduced to zero. Any garage attached to any accessory dwelling unit must conform with this section.
 - b. ~~Up to fifty percent (50%) of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this section the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.~~

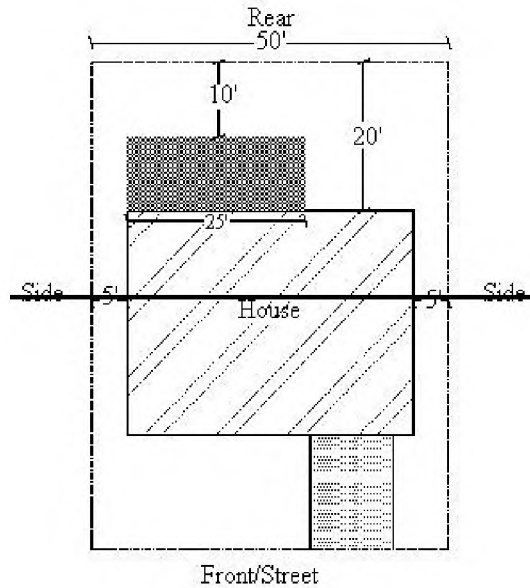


Figure 4-4a

- c. ~~Townhouse-g~~Garages may share a common rear property line provided that access for interior lots is from a single common driveway to not more than one public street entrance.
6. Front yard setbacks for through lots. A through lot has two (2) front lot lines parallel or approximately parallel to each other. The front yard setback ~~shall~~must apply to each front lot line, except the Director may designate one (1) of the front lot lines as a rear lot line, provided the following criteria are met:
 - a. Orientation of the lot or structure ~~shall be~~is considered; and
 - b. At least ~~sixty-60~~ percent (60%) of the lots or structures within the neighborhood block, or area being considered, are oriented in a similar direction away from the lot line being designated as a rear lot line.

Section 41. Amendment of OMC 18.04.080(J). Olympia Municipal Code Subsection 18.04.080(J) is hereby amended to read as follows:

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

- a. ~~A minimum of 200 square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than 10 feet.~~
 - b. ~~A minimum of 1,500 square feet or 200 square feet per unit, whichever is more, 20 percent shall must be provided in common open space (i.e., available for the use of all residents of the development). This open space shall must be contained in a contiguous area with no dimension less than 30 feet. A substantial portion of such open space shall must be sufficiently level (e.g., less than five percent slope) and well drained to enable active use in summer.~~
3. Mixed Density Districts. ~~Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) seven units or more in a MR 7-13 or MR 10-18 district shall must contain at least 30 percent open space. At least 50 percent of such open space must be available for the common use of the residents of the multi-family housing. Such open space shall must be developed consistent with Section 18.04.080(J)(1) above. This open space requirement shall may be reduced to 20 percent if the multi-family housing adjoins a park, school, or open space site of at least 10,000 square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.~~
 4. Manufactured or Mobile Home Parks. ~~At least five hundred (500) square feet of common open space shall must be provided per dwelling unit (see Section 18.04.060(P)(8)). At least fifty 50 percent (50%) of such open space shall must comply with soil and vegetation protection area standards.~~
 5. Residential - 4 Chambers Basin District. ~~Within the Residential – 4 Chambers Basin District, Required required open space for stormwater dispersion may be provided in a common area or within each individual private lot of a development. All required drainage dispersal areas shall must be protected from filling and grading and all other activities which would decrease the ability of such areas to disperse and infiltrate stormwater. Side yard setback areas shall must be designed to disperse roof runoff to the maximum extent practical. To qualify as a "drainage dispersal tract" (required to create lots of less than one acre) such area shall must be held in common or deeded to the homeowners association and otherwise conform with the requirements of stormwater tracts as set forth in the Olympia Stormwater Drainage Manual.~~

Section 42. Amendment of OMC 18.04.080(K). Olympia Municipal Code Subsection 18.04.080(K) is hereby amended to read as follows:

K. Surface Coverage Limits:

1. Increased Impervious -Coverage: Projects may be eligible for up to a 20 percent increase in impervious surface coverage (above what is listed in table 4.04) provided that all of the following are met:
 - a. Eligibility: The increase must be for one, or more, of the following (note: the following types of projects are ineligible: a stand-alone single-family unit on a lot; a projects in the Residential Low Impact Zone):
 - i. A non-residential use such as a school, park, place of worship, etc. that is permitted within the residential zone.

ii. A development that includes ADUs and/or middle housing units that exceeds minimum density on the underlying lot.

iii. A land division that achieves the maximum allowed density within the zone in which it is located.

—Ineligible projects include:

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

— Projects in the Residential Low Impact Zone.

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

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

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

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

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

ii. Maintenance agreements are required prior to permit issuance for the flood control system.

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

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

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

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

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

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

- ~~b) The increase is not caused by a desire for additional surface parking areas in excess of the range established in table 38.01 of OMC 18.38.100.~~
 - ~~c) Low impact development requirements in the Drainage Design and Erosion Control Manual are determined feasible and are implemented.~~
23. Existing Surfaces: An existing lot, ~~which that~~ was legally built under regulations applicable at the time of its building, but ~~which that~~ exceeds current impervious or hard surface coverage limits, may be replaced within the existing lot footprint, but ~~cannot may not~~ be expanded in a way that would increase the nonconformity. Replacement of such surfaces must comply with the Drainage Design and Erosion Control Manual, including⁷ providing stormwater control measures.
34. Calculation Exclusions: The following are excluded from the impervious and hard surface coverage limit calculations. Note: these exclusions do not apply to calculations or requirements related to the Drainage Design and Erosion Control Manual.
- a) Ingress/egress easements serving a neighboring property;
 - b) Areas excluded from the minimum lot area calculations (OMC [18.04.080\(c\)\(4\)](#)), such as the panhandle of a flag lot;
 - c) Portions of the driveway that extend beyond the required setback area when the additional length is caused by compliance with municipal code requirements, such as critical area and buffer protections.

Section 43. Addition of OMC 18.04.080(L). Olympia Municipal Code Subsection 18.04.080(L) is hereby amended to read as follows:

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

Section 44. Amendment of OMC 18.38.100(C). Olympia Municipal Code Subsection 18.38.100(C) is hereby amended to read as follows:

C. Residential Provisions.

- 1. ~~For Residential~~ a residential uses, such as housing for seniors or people with disabilities, that provide parking for staff or visitors, that comply with parking provisions in state law (RCW [36.70A.620](#)), the property owner shall record a covenant restricting use of the site to the approved use (e.g., seniors, people with disabilities). The covenant must be recorded prior to issuance of applicable construction permits.
- 2. For projects outside of the Downtown Exempt Parking Area, development projects with five or more residential units ~~shall must~~ provide at least one accessible parking space. Accessible parking ~~shall must~~ meet the location and dimensional standards in the adopted building codes.
- 3. ~~For accessory dwelling units, single family~~ single-family homes, ~~duplexes, townhouses and middle housing units~~ on individual lots, and mobile home parks, there is no maximum amount of parking allowed when all other zoning standards are satisfied (e.g. lot coverages).

4. New residential development projects within the area bounded by Cooper Point Road, Black Lake Boulevard, and Harrison Avenue (known as the Capital Mall Triangle) are exempt from minimum motor vehicle parking requirements.
5. ~~The City requires a~~ A minimum maximum of 0.25 off-street parking spaces per sleeping unit is required for co-living housing projects (see RCW 36.70A.535(3)(a)(ii)).

Section 45. Amendment of OMC 18.40.060(A). Olympia Municipal Code Subsection 18.40.060(A) is hereby amended to read as follows:

A. Required Building Site.

1. Building Site--Number of Buildings. Every main building ~~hereafter erected shall must be located built~~ on a legal lot of record as provided for in this title. ~~There shall be no more than one main building on any one lot in the R-4, R-4-8, and R-6-12 use districts unless the housing type approved specifically allows for more, such as courtyard apartments, cottage housing or co-housing development.~~
2. Lot or Building Site--Reduction. No lot or parcel of land ~~now existing or hereafter established shall~~ may be so reduced or diminished that yards, open space, width, or total lot area be made smaller than the minimum required by this title or as allowed by a unit lot subdivision; nor shall may any existing lot or parcel of land that is ~~now~~ smaller than the minimum required by this title be further reduced or diminished in any manner, unless approved through a unit lot subdivision.

Section 46. Amendment of OMC 18.70.020(B). Olympia Municipal Code Subsection 18.70.020(B) is hereby amended to read as follows:

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

1. A change of use of land or addition that results in a substantial revision to the approved site plan;
2. Any new nonresidential and nonagricultural use of land; and
3. The location or construction of any nonresidential or nonagricultural building, or any project in which seven (7) or more ~~than four~~ dwelling units are contained.

Section 47. Amendment of OMC 18.100.020. Olympia Municipal Code Section 18.100 is hereby amended to read as follows:

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

Section 48. Amendment of OMC 18.100.040. Olympia Municipal Code Section 18.100.040 is hereby amended to read as follows:

The purposes of design review are:

- A. To promote those qualities in the natural environment which bring value to the community;
- B. To foster the attractiveness and functional utility of the community as a place to live and work;
- C. To preserve the special character and quality of Olympia by maintaining the integrity of those areas ~~which~~ that have a discernible character or are of special historic significance;
- D. To raise the level of community expectations for the quality of the built environment;
- E. To encourage originality and creativity in site planning and architecture;
- F. To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;
- G. To preserve and enhance property value;
- H. To ensure that new developments maintain or improve neighborhood character and livability; and
- I. To consider the applicants' needs and goals and the broader public impact of any proposal.
- J. To ensure residential uses are compatible in scale, form, and character with each other.

Section 49. Amendment of OMC 18.100.060(A). Olympia Municipal Code Subsection 18.100.060(A) is hereby amended to read as follows:

- A. The following projects are subject to design review:
 - 1. Projects within designated design review districts and corridors, as shown on the Official Design Review Map (See OMC [18.100.080](#));
 - 2. Commercial projects adjacent to residential zones;
 - 3. Commercial or residential projects for Heritage Register properties or those within an historic district;
 - 4. Projects with a building area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone;
 - 5. ~~Multifamily p~~Residential Pprojects of 7 dwelling units or more;
 - 6. ~~Single family housing~~Dwelling units, including designated manufactured homes, on lots less than 5,000 square feet or on substandard lots;
 - 7. Dwelling units proposed on lots within the area depicted on Figure 4-2a, "Areas Subject to Infill Regulations";
 - 8. ~~Dwelling units that do not require land use review that are proposed on lots outside of the area depicted on Figure 4-2a are subject to provisions in OMC 18.175.020, "Neighborhood Scale and Character";~~
 - 9. Master Planned Developments;

910. Manufactured housing parks;
- ~~10. Duplexes, triplexes, fourplexes, courtyard apartments, single room occupancies, townhouses, accessory dwelling units, and cottage housing;~~
11. All projects within scenic vistas as identified on the official maps of the City (See OMC [18.100.110](#)); and,
12. For the purpose of design review, projects within one of the Downtown Design Sub-Districts will be reviewed for consistency with the criteria in chapter [18.120](#) OMC only.

Section 50. Amendment of OMC 18.100.060(B). Olympia Municipal Code Subsection 18.100.060(B) is hereby amended to read as follows:

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

Section 51. Amendment of OMC 18.100.080. Olympia Municipal Code Section 18.100 is hereby amended to read as follows:

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

1. Any proposed development project located within the following design districts:
 - a. Downtown District; and,
 - b. Residential Scale Design District, for projects that require Land Use Review.
2. Any proposed building development over 5,000 square feet in gross floor area, located within the following design districts and corridors:
 - a. High Density Corridors;
 - b. West Bay Drive District;
 - c. Auto Mall District;
 - d. ~~Port Peninsula District;~~
 - e. ~~Freeway Corridor;~~ and,
 - f. Design Review Corridors.
3. ~~Any multifamily building with five-seven dwelling units or more, any townhouse building with five units or more, and any multifamily development with 20 dwelling units or more on the site regardless of how many are in each building.~~
4. All Master Planned Developments.
5. Projects with a building area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone.

Section 54. Amendment of OMC 18.100.090(B). Olympia Municipal Code Subsection 18.100.090(B) is hereby amended to read as follows:

B. Projects subject to review by Staff:

1. ~~Single-family~~Six or fewer dwellingsdwelling units on lots within the area depicted on Figure 4-2a in chapter 18.04 OMC.
2. Dwelling units that do not require land use review that are proposed on lots outside of the area depicted on Figure 4-2a are subject to provisions in OMC 18.175.020, "Neighborhood Scale and Character";
3. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.
34. Any proposed development of 5,000 square feet or less in gross floor area, ~~and signs in the~~ following design districts and corridors:
 - a. High Density Corridors;
 - b. West Bay Drive District;

- c. Auto Mall District;
 - d. ~~Port Peninsula District;~~
 - e. ~~Freeway Corridor;~~ and,
 - f. Design Review Corridors.
45. ~~Duplexes, triplexes, or fourplexes and all apartment buildings with less than five units.~~
Affordable housing and low income housing proposals subject to design review are processed as staff level review regardless of size, unit count, district or corridor.
56. Any other project subject to design review not described in OMC [18.100.090](#)(A) above.

Section 55. Amendment of OMC 18.100.100(C). Olympia Municipal Code Subsection 18.100.100(C) is hereby amended to read as follows:

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

18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places, and all structures within a Historic District.

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

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

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

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

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

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

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

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

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

18.175 Residential Design Criteria - Infill and other residential. OMC [18.175.020](#) through OMC [18.175.060](#) of this chapter apply to ~~single-family~~all residential dwellings, including designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a in chapter [18.04](#) OMC, on lots less than 5000 square feet, or on substandard lots; duplexes, triplexes, fourplexes, townhouses and courtyard apartments in the R4, R4CB, RLI, R 4-8, and R 6-12 zoning districts; and single room occupancies in the R 6-12 zoning district. OMC [18.175.080](#) and OMC [18.175.090](#) apply to accessory dwelling units throughout the city, including ~~manufactured home~~ accessory dwelling units. OMC [18.175.100](#) applies to cottage development.

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

Section 56. Amendment of OMC 18.100.110. Olympia Municipal Code Section 18.100.110 is hereby amended to read as follows:

- A. Conceptual Design Review. Applications for review of the Conceptual Design shall ~~must~~ be filed with the Department as part of a land use review application on forms provided by the Department. Conceptual review is not required when land use review is waived or not required.
- B. Detailed Design Review. Applications for review of the Detailed Design shall ~~must~~ be submitted to the Department prior to or at the same time as a building permit application on forms provided by the Department. Detailed review can be required for projects in which land use review was waived or not required.
- C. ~~Combined Conceptual & Detailed Design Review. For those projects which have had a presubmission conference, do not have any apparent environmental issues, (such as those listed in the Critical Areas Ordinance, Title 14.10, or transportation issues), and which do not require a public hearing, upon request by the applicant and with the concurrence of staff, the Design Review Board may conduct both Conceptual and Detailed Design Review of a project at the time of Land Use Review.~~
- D. ~~Time Limitations. Except in cases where the applicant agrees to an extension of time, the Design Review Board shall have a public meeting on an application for a major project within thirty (30) days after an application is deemed complete pursuant to chapter [18.70](#) OMC.~~

Section 57. Olympia Municipal Code. Copies of the Olympia Municipal Code are and must be retained on file with the office of the City Clerk.

Section 58. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and/or any references thereto.


Section 59. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances remains unaffected.

Section 60. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 61. Effective Date. This Ordinance takes effect December 22, 2025, as provided by law.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


DEPUTY CITY ATTORNEY

PASSED: November 25, 2025

APPROVED: November 25, 2025

PUBLISHED: December 9, 2025